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NOTICE . OF CANCELLATION

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-SAN FRANCISCO **PLANNING COMMISSION**

Regular Meetings Thursdays, December 25, 2003 & January 1, 2004

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for Thursdays, December 25, 2003 & January 1, 2004 has been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, January 8, 2004.

> Linda D. Avery Commission Secretary

PLANNING COMMISSION ROSTER

14

PRESIDENT SHELLEY BRADFORD BELL VICE-PRESIDENT MICHAEL J. ANTONINI COMMISSIONER EDGAR E. BOYD COMMISSIONER LISA M. FELDSTEIN COMMISSIONER **KEVIN HUGHES** COMMISSIONER SUE LEE COMMISSIONER WILLIAM L. LEE

LAWRENCE BADINER, ACTING DIRECTOR OF PLANNING LINDA D. AVERY, COMMISSION SECRETARY

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

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JAN - 5 2004 .

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Calendar

Commission Chambers - Room 400 M + 05 - 04 A11:33 ROVO City Hall, 1 Dr. Carlton B. Goodlett Place
Tiursday, January 8, 2004

1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Michael J. Antonini Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION:

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing obscribed in this notice, or in within correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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SF C55 # 14 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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1:30 PM _____

ROLL CALL:

Commission President: Shelley Bradford Bell Commission Vice-President: Michael J. Antonini

Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2003.1141DDDDV 1218 MARIPOSA STREET - north side, between Missouri and Texas Streets; Lot 013 in Assessor's Block 3985, in a RH-2 (Residential, Two-Family House) District with a 40-X Height and Bulk Designation. Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.04.10.2000 to demolish an existing single-family dwelling (the project also proposes the construction of a new single-family dwelling) in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. (Proposed for Continuance to February 12, 2004)
- 1b. 2003.1141DDDDV 1218 MARIPOSA STREET - north side, between Missouri and Texas Streets; Lot 013 in Assessor's Block 3985, in a RH-2 (Residential, Two-Family House) District with a 40-X Height and Bulk Designation. Three Discretionary Review requests for Building Permit Application No. 2003.04.10.1998 have been filed for the construction of a replacement single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. (Proposed for Continuance to February 12, 2004)
- 2003.1141DDDDV (B. FU: (415) 558-6613) 1218 MARIPOSA STREET - north side, between Missouri and Texas Streets; Lot 013 in Assessor's Block 3985, in a RH-2 (Residential, Two-Family House) District with a 40-X Height and Bulk Designation. A front setback Variance is requested to reconstruct an existing garage within the front setback. (Proposed for Continuance to February 12, 2004)
- 2. 2003.1142D (J. PURVIS: {415} 558-6354)
 1811 WALLACE AVENUE south side between 3rd and Keith Streets; Lot 041 in
 Assessor's Block 5413 Mandatory Discretionary Review pursuant to 1943 Planning
 Commission Resolution No. 2797 on the proposed 2-story horizontal rear addition to a
 single-family dwelling under Building Permit Application No. 2003.08.20.2646. The
 addition would extend the building by 24 feet in the rear, including 18 feet of interior
 space and a 6-foot rear deck. The site is in an RH-1 (Residential, House, One-Family)
 Use District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Pending
 (Proposed for Continuance to February 12, 2004)
- 2003.0873D
 (G. CABREROS: (415) 558-6169)
 <u>2524-2540 ANZA STREET</u> north side between 16th and 17th Avenues; Lot 023 in Assessor's Block 1528 Request for Discretionary Review of Building Permit Application No. 2002.12.10.3209, proposing to add a new fourth floor to the existing three-story, four-

unit building in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of November 6, 2003)

(Proposed for Continuance to February 19, 2004)

4. 2003.0700DD

(R. CRAWFORD: (415) 558-6358)

565 CLIPPER STREET - south side between Douglass and Diamond Streets. Assessor's Block 6556 Lot 021 - Request for Discretionary Review of Building Permit Application No. 2003 03.07.9076, to construct a new third floor and a three story rear addition to the existing two story single family dwelling in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications

NOTE: On September 11, 2003 following public testimony the Commission closed the public hearing and continued this item to November 6, 2003 requesting plans from the Project Sponsor.

(Continued from Regular Meeting of November 6, 2003)

(Proposed for Continuance to March 11, 2004)

5. 2003.0908D

(E. TOPE: (415) 558-6316)

461 CHENERY STREET - south side between Roanoke and Mateo Streets; Lot 022 in Assessor's Block 6718 - Mandatory Discretionary Review, pursuant to the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.04.04.1533, proposing to demolish an existing single-family dwelling. A new two-family dwelling unit would be constructed under a separate Building Permit Application, No. 2003.04.04.1536s. The project is located in a RH-2 (House, Two-Family) District and 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

- Consideration of Adoption Draft Minutes of November 20, 2003, and December 4, 2003, (Continued from December 18, 2003).
- Commission Comments/Questions

C. DIRECTOR'S REPORT

- Director's Announcements
- 9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

10. 2003.1027D (M. WOODS: (415) 558-6315) 1127 FILBERT STREET - south side between Leavenworth and Hyde Streets; Lot 037 in Assessor's Block 0097 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.05.01.3561, proposing to merge one unit on the third floor with a unit on the fourth floor in an existing 4-unit building in an RH-3 (Residential, House, Three-Family) District and 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and disapprove the proposed dwelling unit merger.

(Continued from Regular Meeting of November 6, 2003)

NOTE: On November 6, 2003, following public testimony, the Commission closed the public hearing and continued the matter to January 8, 2004, by a vote of +4 -0. Commissioners Bradford Bell, Boyd, W. Lee were absent.

D. REGULAR CALENDAR

2002.1290DDDDV 11a. (R. CRAWFORD: (415) 558-6358) 949 SANCHEZ STREET - east side between 23rd and 22nd Streets. Assessor's Block 3627 Lot 031A - Request for Discretionary Review of Building Permit Application No. 2002.0718.1767 to construct a new three story one family dwelling on the front portion of the property in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review, and modify the Building Permit.

- 2002 1290DDDDV (R. CRAWFORD: (415) 558-6358) 11b 949 SANCHEZ STREET - East side between 23rd and 22nd Streets. Assessor's Block 3627 Lot 031 Request for a Variance from Planning Code Section 188 to expand a noncomplying building, the rear building on the property, located entirely within the required rear yard, so as to increase its degree of noncompliance, in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District.
- 12. 2002.1291DDDD (B. CBAWFORD: (415), 558-6358) 949 SANCHEZ STREET - East side between 23rd and 22nd Streets. Assessor's Block 3627 Lot 031A - Discretionary Review, of Building Permit Application No. 2002.09.04.5569, to modify the existing one family house located at the rear of the property in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk

Preliminary Recommendation: Take Discretionary Review, and modify the Building Permit.

2003.0193D 13. (R. CRAWFORD: (415) 558-6358) 244 GRANADA AVENUE - east side between Ocean and Holloway Avenues in Assessor's Block 6942 Lot 039 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition of Demolition Permit Application No. 2002.10.28.0113, to demolish the existing one family house, in an RH-2 (Residential House, Two Family) District and a 40-X Height and Bulk district. There is a related proposal to construct a new two-family building.

Preliminary Recommendation: Do Not Take Discretionary Review and Approve the

Demolition Permit.

(Continued from Regular Meeting of November 6, 2003)

2003.1079D (R.CRAWFORD: (415) 558-6358)
 3344 MARKET STREET - northeast side between Glendale and Clayton Streets.

Assessor's Block 2717 Lot 004F. Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition of Demolition Permit Application No. 2003.06.26.8149, to demolish the existing one family house and construct a new one family house in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review, and approve the Demolition Permit.

(Continued from Regular Meeting of November 6, 2003)

15. 2003.1249D (I. WILSON: (415) 558-6163) 3715 BALBODA STREET - south side between 38th Avenue and 39th Avenue; Lot 046 in Assessor's Block 1606 - Discretionary Review of Building Permit Application No. 2003.07.17.9708 proposing the change of use of the retail space to Personal Service (beauty saion). The subject properly is located in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application.

16. 2003.0913D (D. SIROIS; (415) 558-6313) 3905 JUDAH STREET - north side of Judah Street, between 44th and 45th Avenues, Lot 016, Assessor's Block 1799-Request for Discretionary Review of Building Permit Application 2003.05.02.3719, that seeks authorization to establish a coffee store (Starbucks) in a vacant commercial space located in an NC-1 (Neighborhood Commercial Cluster) District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the change of use.

2003.1246D (B. FU: (415) 558-6613)
 654 CAROLINA STREET - west side, between 19th and 20th Streets; Lot 009 in

Assessor's Block 4071 - Request for Discretionary Review of Building Permit Application No. 2003.04.24.2991, proposing to construct a two-story vertical addition to the existing one-story over garage building in an RH-2 (Residential, House, Two-Family) within a 40-X Height and Bulk Designation.

Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application.

2003.0966T (P. LORD: (415) 558-6311) 18. FORMULA RETAIL USES - Consideration of an Ordinance to amend the Planning Code by adding Section 703.3 and by amending Section 182 to make findings as to the need to regulate formula retail uses, to define formula retail uses, prohibit formula retail uses in the Hayes-Gough Neighborhood Commercial District and in the Neighborhood Commercial Cluster Districts at Cole and Carl Streets and Parnassus and Stanyan Streets, to require any building permit application for formula retail use to comply with the notice and design review procedures of Section 312 of the Planning Code, to provide that the burden to prove that a use is not a formula retail use rests with the building permit applicant or holder, and to provide that nonconforming uses in Residential District which are seeking to change in use to retail sales activity or retail sales establishment which is also a formula retail use must comply with the provisions of Section 703.3, making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

(Continued from Regular Meeting of December 18, 2003)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment the commission is limited to

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

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JAN - 6 2004

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Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, January 8, 2004

1:30 PM 3:30 PM

Regular Meeting

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The Rincon Hill Plan: Draft For Public Discussion



Refining the Draft Plan Workshop! Wednesday, January 14, 2004 6:30 to 8:00 pm The Sailor's Union of the Pacific 450 Harrison Street @ First

The Planning Department presented the draft Rincon Hill Plan and facilitated several neighborhood walking tours in December. Now you're invited to help refine the plan. Please join us and make your voice heard!

If you haven't received a copy of the plan, one can be downloaded at the internet address below or call 558-6307 for a hardcopy.

The Draft Plan and a schedule of upcoming events is available online at: http://www.sfgov.org/planning/citywide/rinconhill.htm



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Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, January 15, 2004 1:30 PM

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Commission Secretary: Linda D. Avery

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Shelley Bradford Bell

2003.0657C (G. CABREROS: (415) 558-6169)
 1730 VAN NESS AVENUE - east side between Clay and Sacramento Streets, Lot 019 in Assessor's Block 0622 - Request for Conditional Use Authorization under Planning Code Sections 209.3 and 253 to allow the expancion of an institutional use (American Buddhist Cultural Society) and a building exceeding 40 feet in height in an RC-4 (Residential Commercial Combined, High Density) District, the Van Ness Special Use District and an 80-D Height and Bulk District.

Preliminary Recommendation: Approval with conditions (Proposed for Continuance to March 4, 2004)

2. 2003.1038C M.LI: (415) 558-6396) 1402 MASON STREET - east side above the Broadway Tunnel, Lot 046 in Assessor's Block 0159 - Request for conditional use authorization to construct a wireless telecommunications facility for Sprint PCS within an RM-2 (Residential, Mixed, Moderate Density) District and a 40-X Height and Bulk District. The facility will consist of four antennas and associated equipment cabinets on the roof of the building. The proposed facility meets Location Preference 1 of the WTS Guidelines. Preliminary Recommendation: Approval with conditions.

(Proposed for Continuance to February 5, 2004)

3. 2003.0080C (G. NELSON: (415) 558-6257) 2599 LOMBARD STREET - southeast corner at the intersection of Broderick and Lombard Streets; Lot 016 in Assessor's Block 0938 - Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install four (4) cellular antennas and related equipment cabinets on the roof of the Pacific Motor Inn as part of Verizon's wireless telecommunication network, within the NC-3 (Moderate Scale Neighborhood Commerciai) District and a 40-X Height and Bulk District. The proposed antennas would be mounted behind an existing parapet and would not be visible from the street below. The related equipment would be housed in a new 16' wide by 17' long by 7' tall mechanical penthouse that would be partially visible from several uphill residences. Per the City & County of San Francisco's Wireless Telecommunications

Services (WTS) Facilities Siting Guidelines the project site is a Preferred Location Preference 4, as it is a commercial building in an NO-3 District. Preliminary Recommendation: Approval with Conditions.

(Continued from Regular Meeting of December 4, 2003)

(Proposed for Continuance to February 19, 2004)

B. COMMISSIONERS' QUESTIONS AND MATTERS

 ELECTION OF OFFICERS: In accordance with the Rules and Regulations of the San Francisco Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the commission at the first Regular Meeting on or after the 15th day of January each year.

- 5. Proposed adoption of Planning Commission hearing schedule for 2004.
- Consideration of Adoption Draft Minutes of December 11 and 18, 2003.
- Commission Comments/Questions

C. DIRECTOR'S REPORT

- Director's Announcements
- 9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

10. 2003.0280C 4071 18TM STREET - south side of 18th Street between Castro and Hartford Streets Assessor's Block 3583 Lot 075 Request under Planning Code Section 161(j) for Conditional Use Authorization for a reduction in off street parking requirements for dwellings from four spaces to 0 spaces for a Project that will demolish an existing two story commercial building and replace it with a four story 6,400 square foot mixed use building with less than 1,999 square feet of commercial space and four residential units above. This project lies within the Castro Street Neighborhood Commercial District and the 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

NOTE: On November 13, 2003, following public testimony, the Commission closed the public hearing and continued the matter to January 15, 2004 in order to get better and more detailed plans by a vote of +5 -0. Commissioners Boyd and William I see were absent

D. REGULAR CALENDAR

11. 2003.0794C 1728-1748 HAIGHT STREET - north side between Shrader and Cole Streets, Lot 035 in Assessor's Block 1229 - Request for Conditional Use Authorization under Planning Code Section 719.21 to allow a retail space at the ground floor over 2,500 square feet in area. The proposal is for tenant improvements to establish an 8,733 square-foot retail space. Urban Outfitters, a youth-oriented retailer of men's and women's wear, home furnishings and accessories, would occupy the retail space. The subject property is within the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions (Continued from Regular Meeting of November 13, 2003)

12. 2003.0451C (G. NELSON: (415) 558-6257) 1529-1565 PAGE STREET - south side between Masonic Avenue and Ashbury Street: Lots 023, 027, 028, and 032 in Assessor's Block 1232 - Request for Conditional Use authorization pursuant to Sections 209.3(h) and 304(d) of the Planning Code to demolish 2 three-unit apartment buildings (1529 and 1535 Page Street) and construct a 4-story. approximately 19,000 square foot addition to the existing Urban School of San Francisco. within an RM-1 (Residential, Mixed-Use, Low Density) District and a 40-X Height and Bulk District, in the Haight/Ashbury Neighborhood, This proposal requires Conditional Use authorization because it proposes: 1) the expansion of a secondary school in an RM-1 District, 2) it proposes to modify a prior Conditional Use authorization granted in 1993 (Case No. 1993.0094C), and 3) it proposes to develop a project site of over ½ acre (also called a Planned Unit Development, or PUD), which would allow modifications to the standard Code requirements such as rear yard and open space. With the proposed project, the Urban School plans to increase enrollment from 250 to 380 students, as well as increasing full and part-time employees from 50 to 70. The new structure would contain classrooms, offices, a student center, a chemistry lab, and various support spaces. The proposed project would also add one off-street parking space to the existing basement parking at 1563 Page Street.

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of December 4, 2003)

- 13. 2003.0940C (K. MCGEE: (415) 558-6367) 1469 18TM STREET on the corner of 18th Street and Connecticut Street; Lot 27 in Assessor's Block 4036 Request for Conditional Use Authorization to install a Walk-Up Facility, an Automated Teller Machine (ATM), without providing a 3 foot recess from the front property line, located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District, per Planning Code Section 711.26. Preliminary Recommendation: Approval with conditions. (Continued from Regular Meeting of December 18, 2003)
- 14. 2003.1094L 2362 MARKET STREET - north side of Market Street between Castro Street and 16th Street; Lot 11 in Assessor's Block 3562 - Request for the Planning Commission to adopt a Resolution approving the designation of the Jose Theater / NAMES Project Building as Landmark 241, and recommending to the Board of Supervisors that they approve the designation of the Jose Theater / NAMES Project Building as Landmark No. 241. Preliminary Recommendation: Approval
- 15. 2001.0566L (M. LUELLEN: (415) 558-6478) 1305 18th AVENUE, SUNSET BRANCH CARNEGIE LIBRARY southwest corner of 18th Avenue and Irving Street; Lot 001 in Assessor's Block 1773 Request for the Planning Commission to adopt a Resolution approving the designation of the Sunset Branch Carnegie Library as Landmark 239, and recommending to the Board of Supervisors that they approve the designation of the Carnegie Presidio Branch Library as Landmark No. 239. The subject property is zone P (Public), and is in a 40-X height and bulk district. Preliminary Recommendation: Approval
- 16. 2001.0569L (M. LUELLEN: (415) 558-6478) 3150 SACAMENTO STREET PRESIDO BRANCH CARNEGIE LIBRARY north side of Sacramento Street between Baker and Lyon Streets; Lot 0121 in Assessor's Block 1006 Request for the Planning Commission to adopt a Resolution approving the designation of the Presidio Branch Carnegie Library as Landmark 240, and recommending to the Board of Supervisors that they approve the designation of the

Carnegie Presidio Branch Library as Landmark No. 240. The subject property is zone P (Public), and is in a 40-X height and bulk district. Preliminary Recommendation: Approval with conditions.

17. 2001.1039E (A. AGUILAR: (415) 558-5973) 55 NINTH STREET - Public Hearing on Draft Environmental Impact Report: The State Compensation Insurance Fund (SCIF) proposes to expand their San Francisco office at 1275 Market Street by constructing an adjacent 12-story, approximately 268,000 gross-square-foot (gsf) office building at 55 Ninth Street. The project site (Assessor's Block 3701, Lot 63) is occupied by a surface parking lot with about 173 parking spaces and located mid-block on the northeastern side of Ninth Street in the block bounded by Market, Ninth, Mission, and Eighth Streets in the Mid-Market neighborhood. The new building would be approximately 198 feet high, including mechanical penthouse, and would have a two-level below-grade parking garage with about 134 parking spaces. The entrance to the new building and access to off-street parking and loading would be from Ninth Street. There would be four loading bays and a trash compactor on the ground level in the center of the building. Trucks would enter and exit on Ninth Street and could exit to Laskie Street onto Mission Street. The project site is zoned C-3-G (Downtown General Commercial) and is within a 120-X Height and Bulk District. Preliminary Recommendation: No action required.

NOTE: Written comments will be received at the Planning Department until 5:00 p.m. on January 27, 2004.

- 18. 2004.2003.0993C (J. MILLER: (415) 558-6344) 572: 576 GREEN STREET north side between Stockton Street and Jasper Place, Lot 20 in Assessor's Block 116 Request for authorization of a Conditional Use for establishment of a bar ("Occidental Cigar Club, LLC")(Planning Code Section 722.41), in approximately 4,000 square feet of vacant basement space formerly occupied by a dance club and bar, in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with conditions.
- 19. 2003.1082C (J. MILLER: (415) 558-6344) 1145 POLK STREET - west side between Sutter and Hemlock Streets, Lot 1 in Assessor's Block 691 - Request for authorization of a Conditional Use for extension of hours of operation to include the time between 2:00 and 6:00 A.M. ("Polk & Sutter 24 Hour Store & Dell")(Planning Code Section 723.27), in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. No physical expansion or other alteration of the building is proposed. Preliminary Recommendation: Disaoproval
- 20. 2003.1182C (J. MILLER: (415) 558-6344) 1351 GRANT AVENUE - west side between Green and Vallejo Streets, Lot 2 in Assessor's Block 131 - Request for authorization of a Conditional Use for establishment of a full-service restaurant ("Romio")(Planning Code Section 722.92), in approximately 1,000 square feet of vacant commercial space (formerly occupied by "Figone Hardware") in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions.

2003.1101C (D. SIROIS: (415) 558-6313)
 1818 SAN JOSE AVENUE (AKA 18 COLONIAL WAY) - west side of San Jose Avenue between Colonial Way & Santa Rosa Avenue, Lot 041 in Assessor's Block 3144A - Request for conditional use authorization pursuant to Section 710.44 to establish a small self-service restaurant (Tam's Cafe) in a 655 square foot commercial space. The project

site is located in an NC-1 (Neighborhood Commercial Cluster) District in a 40-X Height and Bulk District

Preliminary Recommendation: Approval with conditions

2003 08680 22.

(M. SNYDER: (415) 575-5891) 540 VALENCIA STREET (A.K.A. 542 VALENCIA STREET) - Blondie's Bar and No Grill. west side between 16th Street and 17th Street, Lot 6 in Assessor's Block 3568 - Request for Conditional Use authorization to allow "other entertainment" (as defined by Planning Code Section 790.38), which includes live amplified music entertainment and DJs, in an existing bar, Thursday through Sunday. No changes to the exterior of the building is proposed. The subject property is within the Valencia Neighborhood Commercial District and a 50-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions

6:00 P.M.

(L. BADINER/D. LIM: (415) 558-6411/558-6547) 23. PLANNING DEPARTMENT MANAGEMENT AUDIT - Review of management audit and Commission consideration of recommendations by Planning Commission for follow-up. (Continued from Regular Meeting of November 20, 2003)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.



ADDENDUM SAN FRANCISCO PLANNING COMMISSION

DOCUMENTS DEPT.

JAN 1 3 2004

SAN FRANCISCO DOCUMENTOS DATAT.

JAN 1 3 2004

SAN FRANCISCO PUBLIC LIBRARY

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place 01-13-04 ROLL MARKET Thursday, January 15, 2004

1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Michael J. Antonini Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

10A. 2003.0892C

(J. PURVIS: (415) 558-6354)

1350-1352 THOMAS AVENUE - north side between Ingalls and Jennings Streets; Lot 007 in Assessor's Block 4791 - Request for Conditional Use Authorization under Planning Code Section 121(f) to subdivide one lot into two lots of less than the minimum 25-foot width for the construction of two single-family dwellings. The existing lot is 37.5 feet wide, and the two newly cread lots would be 18.75 feet wide, with an area of 1,875 square feet. The site is within an RH-1 (Residential, House, Single-Family) Zoning District with a 40-X Height and Bulk designation.

Preliminary Recommendation: Disapproval

NOTE: On November 13, 2003, following public testimony, the Commission closed the public hearing and continued the matter to January 15, 2004, so the project can be presented to the Bayview PAC, by a vote of +4 -1. Commissioners Boyd and William Lee were absent.

SF CS = # 14 1/15/04

SAN FRANCISCO PLANNING COMMISSION

DOCUMENTS DEPT.

Notice of Meeting &

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SAN FRANCISCO PUBLIC LIBRARY

01-20-04A16:25 FOVE

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, January 22, 2004

1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Michael J. Antonini Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hudhes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 500 PM the Wednesdy (eight days) prior to scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared Item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared Item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: Ind.a.very@sfgov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in within correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

San Francisco Lobbylst Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Nexavenue, Sutle 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.xfoyo.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donnal Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 534-7724, by fax at (415) 554-7846 or by E-mail at Donna_Hall @Ci sfc aus.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on 'the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: . Commission President:

Shelley Bradford Bell Commission Vice-President: Michael J. Antonini

Commissioners: Rev. Edgar E. Boyd: Lisa Feldstein: Kevin Hughes; Sue Lee; William L. Lee

CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE A.

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2003.0295CV (G. NELSON: (415) 558-6257) 899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 026 in Assessor's Block 0020 - Request for Conditional Use authorization pursuant to Sections 209.1 and 228.3 of the Planning Code to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. The project site was formerly a service station and is now in use as a parking lot. This proposal requires Conditional Use authorization because 1) it proposes a dwelling unit density of greater than 3 units in an RH-3 District and 2) it proposes to convert a service station use to residential use. This project is also seeking a Variance from the Planning Code, case No. 2003.0295CV. Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of December 4, 2003) (Proposed for Continuance to February 5, 2004)
- 1b. 2003.0295CV (G. NELSON: (415) 558-6257) 899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets: Lot 026 in Assessor's Block 0020 - Request for Variance from Section 134 of the Planning Code to construct a 4-story residential building into the required rear yard. Section 134 of the Planning Code states that the minimum rear yard depth in an RH-3 District shall be equal to 25 percent of the total depth of the lot on which the building is situated. Rather than leave a 22' wide gap in the North Point Street frontage, the proposal is to construct an approximately 40' X 22' portion of the project fully into the rear yard along North Point Street, leaving a comparable rear yard to the interior of the lot of approximately 1,480 square feet.

(Continued from Regular Meeting of December 4, 2003) (Proposed for Continuance to February 5, 2004)

2. 2003 0868C (M. SNYDER: (415) 575-6891) 540 VALENCIA STREET (A.K.A. 542 VALENCIA STREET) - Blondie's Bar and No Grill, west side between 16th Street and 17th Street, Lot 6 in Assessor's Block 3568. Request for Conditional Use authorization to allow live amplified music entertainment and DJs in an existing bar Friday through Monday pursuant to Planning Code Sections 726.48 and 790.38. No changes to the exterior of the building is proposed. The subject property is within the Valencia Neighborhood Commercial District and a 50-X Height and Bulk

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of January 15, 2004) (Proposed for Continuance to February 5, 2004)

- 3. 2003.1110T (I. WILSON: (415) 558-6163) ORDINANCE AMENDING THE SAN FRANCISCO PLANNING CODE TO ALLOW A REQUIRED SECOND MEANS OF EGRESS Initiation of an ordinance amending the San Francisco Planning Code by adding a new section 136(c)(4)(A)(···) to allow a stairway that is a required second means of egress under the Building Code, as a permitted obstruction in the rear yard. The California Building Code no longer allows fire escapes as a second means of egress in most cases. This proposed text amendment provides an exemption to meet the requirements of the Building Code. Preliminary Recommendation: Pending (Continued from Regular Meeting December 18, 2003)
- 4. 2003.0183D (G. NELSON: (415) 558-6257) 2477-2479 SUTTER STREET south side between Broderick and Divisadero Streets; lot 022 in Assessor's Block 1076 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions of Demolition Permit Application No. 2002.08.13.8876, proposing the demolition of a two-story, two-family dwelling within an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. There is a related proposal to construct a new, four-story, three-family dwelling with three off-street parking spaces.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

(Continued from Regular Meeting of December 11, 2003)

(Proposed for Continuance to February 12, 2004)

NOTE: On September 25, 2003, following public testimony, the Commission closed the public hearing and entertained two motions: 1) to take Discretionary Review and disapprove the demolition by a vote 43 –3. Commissioners Antonini, Bradford Bell, and Boyd voted no. The motion failed; 2) to continue the matter to October 16, 2003 by a vote +6 –0. Commissioner William Lee was absent.

NOTE: On October 16, 2003, the Commission entertained two motions: 1) to take Discretionary Review and disapprove the demolition, by a vote +3 -3. Commissioners Antonini, Bradford Bell, and W. Lee voted no. Commissioner Boyd was absent. The motion failed. 2) to continue item to November 13, 2003 by a vote of +4-2. The Commission requested that a representative from another City Department review the soundness report. Commissioners Hughes and S. Lee voted no. Commissioner Boyd was absent. Public hearing will have to remain open on at least the requested additional information.

NOTE: On November 13, 2003, the Commission continued this item to December 11, 2003 without hearing.

NOTE: On December 11, 2003, the Commission continued this item to January 22, 2004 without hearing.

(Proposed for Continuance to February 12, 2004)

5. 2002.0677D (J. IONIN (415) 558-6309) 679 40Th AVENUE - west side between Balboa and Anza Streets; Lot 020 in Assessor's Block 1583 - Request for Discretionary Review of Building Permit Application No. 9909801, proposing a vertical and horizontal addition to accommodate a second dwelling unit with a second off-street parking space, to an existing single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

(Proposed for Continuance to March 11, 2004)

6a. 2003.0047DDDDDDDDDDDV (G. NELSON: (415) 558-6257) 44 LURMONT TERRACE - a cul-de-sac on the north side of Leavenworth Street between Greenwich and Lombard Streets: Lot 025 in Assessor's Block 0071 - Requests for 6b.

Discretionary Review of Building Permit Application No. 2003.05.08.4122, proposing the construction of a four-story, single-family dwelling within an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The related demolition, Case No. 2004.0030D is not before the Commission under the Residential Demolition Policy because the home to be demolished is appraised at greater than \$1.2 million.

Preliminary Recommendation: Take Discretionary Review and approve with modifications

(Continued from Regular Meeting of December 11, 2003)
(Proposed for Continuance to March 11, 2004)

2003.0047DDDDDDDDDDDV
QG. NELSON: (415) 558-6257)
44 LURMONT TERRACE - a cul-de-sac on the north side of Leavenworth Street between
Greenwich and Lombard Streets; Lot 025 in Assessor's Block 0071 - Request for
Variance from the rear yard requirements of the Planning Code to construct a singlefamily dwelling partially into the required rear yard, within an RH-3 (Residential, House,
Three-family) District, and a 40-X Height and Bulk District. Section 134 of the Planning
Code states that in an RH-3 District, in the case of any lot that abuts along both its side
lot lines upon lots with buildings that front on another street or alley, the minimum rear
yard depth shall be 25 percent of the total depth of the lot, or 15 feet, whichever is
greater. On the approximately 80-foot deep subject lot, this results in a rear yard
requirement of 20 feet, with the south side of the lot being considered the rear. The
proposed construction would project into the required rear yard by up to 11 feet at the
ground (garage) floor level, extending to within 9 feet of the south property line. The
application requesting a Variance will be heard by the Zoning Administrator.

(Continued from Regular Meeting of December 11, 2003)

(Proposed for Continuance to March 11, 2004)

7a. 2003.1268D (T. WANG: (415) 558-6335) 571 VALLEY STREET— south side between Castro and Diamond Streets; Lot 020 in Assessor's Block 7536 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.10.03.8119, proposing to demolish an existing single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve demolition

(Proposed for Continuance to March 11, 2004)

7b. 2003.1289D

7c. WANG: (415) 558-6335)

7c. VALLEY STREET- south side between Castro and Diamond Streets; Lot 020 in Assessor's Block 7536 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2002.10.03.8125, proposing to construct a new three-story over garage and basement, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Proliminary Becommendation. De not take Discretionary Review and approve the project.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

(Proposed for Continuance to March 11, 2004)

2003.1179T (P. LORD: (415) 558-6311) PROHIBING DEMOLITION OF RESIDENTIAL BUILDINGS with 20 or more Dwelling Units- Consideration of an Ordinance to amend the Planning Code by adding Section 317 and by amending Sections 710.39, 711.39, 712.39, 714.39, 715.39, 716.39, 717.39, 718.39, 719.39, 720.39, 721.39, 722.39, 723.39, 724.39, 725.39, 726.39, 727.39, 730.39, 813.13, 814.13, 815.13, 816.13, 817.13, 818.13, 212, 242, 243, 249.5 and 249.12 to make findings as to the need to preserve affordable housing in San Francisco and to

prohibit the demolition of residential buildings with 20 or more dwelling units unless the applicant for the proposed demolition provides documentation that the residential building requires substantial rehabilitation, and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. (Proposed for Indefinite Continuance)

 2003.0872D (D. DIBARTOLO: (415 558-6291) 40 VALPARAISO STREET - north side between Taylor and Mason Streets; Lot 034 in Assessor's Block 091 - Request for Discretionary Review of Building Permit Application No. 2003.0313.9586 proposing the construction of a new approximately 820 square foot third-story addition atop the existing two-story single family dwelling unit. The subject property is located in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.

Preliminary recommendation: Take Discretionary Review and approve the project with modifications.

DISCRETIONARY REVIEW APPLICATION WITHDRAWN

10. 2003.1186D (M. SMITH: (415) 558-6322) 306-308 CORBETT AVENUE (A.K.A. 300 CORBETT AVENUE)- northwest corner of Corbett Avenue and Mars Street, Lot 001 in Assessor's Block 2660 - Request for Discretionary Review of Building Permit Application No. 2002.05.17.6897, proposing to construct a four-story over garage two-family dwelling, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Pending

(Continued from Regular Meeting of November 20, 2003)

DISCRETIONARY REVIEW APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

Commission Comments/Questions

C. DIRECTOR'S REPORT

12. Director's Announcements

General Plan.

Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

14. 2003.0966T (P. LORD: (415) 558-6311) FORMULA RETAIL USES - Consideration of an Ordinance to amend the Planning Code by adding Section 703.3 and by amending Section 182 to make findings as to the need to regulate formula retail uses, to define formula retail uses, prohibit formula retail uses in the Hayes-Gough Neighborhood Commercial District and in the Neighborhood Commercial District and in the Neighborhood Commercial District and Formula retail use to comply with the notice and design review procedures of Section 312 of the Planning Code, to provide that the burden to prove that a use is not a formula retail use rests with the building permit applicant or holder, and to provide that nonconforming uses in Residential District which are seeking to change in use to retail sales activity or retail sales establishment which is also a formula retail use must comply with the provisions of Section 703.3 , making findings of consistency with the priority policies of Planning Code Section 101.1 and the

(Continued from Regular Meeting of January 8, 2004)

- 15. 2004.0055M (S. SHOTLAND: 415-558-6308) RESOLUTION OF INTENT TO INITIATE AMENDMENTS TO THE GENERAL PLAN SO THAT IT CONFORMS WITH THE REDEVELOPMENT PLAN FOR THE TRANSBAY REDEVELOPMENT PROJECT, THE TRANSBAY REDEVELOPMENT PROJECT AREA DESIGN FOR DEVELOPMENT, AND THE DEVELOPMENT CONTROLS AND DESIGN GUIDELINES FOR THE TRANSBAY REDEVELOPMENT PROJECT - Initiation of a General Plan Amendment - Pursuant to Planning Code Section 340, consideration of a Resolution of Intent to Initiate map and text amendments to elements of the General Plan, including: the Urban Design, Transportation, Recreation and Open Space Elements, and the Downtown, South of Market, and Rincon Hill Area Plans to bring them into conformity with the Redevelopment Plan for the Transbay Redevelopment Project, the Transbay Redevelopment Project Area Design for Development, and the Development Controls and Design Guidelines for the Transbay Redevelopment Project. Preliminary Recommendation: Adopt a Resolution of Intent to Initiate General Plan Amendments.
- 16a. 2002.0580D (M. SMITH: (415) 558-6322) 90 MARS STREET (A.K.A. 26 DEMING STREET) west side of the street between Corbett and 17th Streets, Lot 016 in Assessor's Block 2654 Request for Discretionary Review of Building Permit Application No. 2002.05.31.7958, proposing to construct a three-story, single-family dwelling at the rear of an existing vacant lot located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
 (Continued from Regular Meeting of November 20, 2003)
- 16b. 2003.1170D (M. SMITH: (415) 558-6322) 96 MARS STREET (A.K.A. 300 CORBETT AVENUE) northwest corner of Corbett Avenue and Mars Street, Lot 017 in Assessor's Block 2654 Mandatory Discretionary Review, under Planning Commission's policy requiring review of new construction in conjunction with housing demolition for Building Permit Application No. 2003.03.21.0319, proposing to construct a four-story over garage single-family dwelling that is one in a pair of side-by-side buildings on the same lot, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project.

(Continued from Regular Meeting of November 20, 2003)

- 16d. 2003.1104D (M. SMITH: (415) 558-6322) 300 CORBETT AVENUE northwest corner of Corbett Avenue and Mars Street, Lot 017 in Assessor's Block 2654 Mandatory Discretionary Review under Planning Commission's policy requiring review of housing demolition of Demolition Application No. 2003.03.10.9220, proposing to demolish an existing two-story, single-family dwelling five project also proposes the construction of two side-by side single-family dwellings on the same lot) located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted

(Continued from Regular Meeting of November 20, 2003)

17. 2003.1247D (M. SMITH: (415) 558-6322) 41 JERSEY STREET - south side of the street between Church and Dolores Streets, Lot 049 in Assessor's Block 6535 - Request for Discretionary Review of Building Permit Application No. 2003.08.12.1812, proposing to construct a two-story horizontal addition with a roof deck at the rear of the building located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preligious Recommendation: Do not take Discreticance Review and appropried.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted

18a. 2003.0900D (G. NELSON: (415) 558-6257) 42 BEALMONT AVENUE - east side between Geary Boulevard and Anza Street, Lot 22 in Assessor's Block 1086 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Building Permit Application No. 2002.11.01.0541, proposing to demolish a two-story building containing one dwelling unit. The subject property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve demolition. (Continued from Regular Meeting of November 20, 2003)

18b. 2003.0866D (G. NELSON 415-558-6257) 42 BEAUMONT AVENUE - east side between Geary Boulevard and Anza Street, Lot 22 in Assessor's Block 1086 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential buildings in association with residential demolitions, of Building Permit Application No. 2002.11.01.0552, proposing to construct a four-story building containing two dwelling units and two off-street parking spaces. The subject property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve with modifications.

18c. 2003.0866V 42 BEAUMONT AVENUE - east side between Geary Boulevard and Anza Street, Lot 22 in Assessor's Block 1086 - Request for Variance to Rear Yard requirements to allow construction of a new four-story building, a portion of which would be located in the required rear yard. The first, second and third floors of the four-story building would extend 5 feet 9 inches into the required rear yard, and exterior stairs to the third floor level would extend an additional 6 feet 8 inches into the required rear yard. The building would contain two dwelling units. The subject property is in an RH-2 (Residential, House, Two Family) District and a 40-X Height and Bulk District. (Continued from Reqular Meeting of November 20, 2003)

19. 2003.1306D G. NELSON: (415) 558-6257) 594 48TH AVENUE - east side between Geary Boulevard and Anza Street; lot 016M in Assessor's Block 1497 - Staff-Initiated Discretionary Review to review Building Permit Application No. 2003.07.23.0202, proposing the modification of a previously approved permit to add a partial third story to a two-story single-family dwelling within an RH-1 (Residential, House, Single-Family) District and a 40-X HeightPülk District. On April 7, 2003 the applicant was issued a Building Permit (BPA No. 2002.03.20.1980) to construct a partial third story addition in conformity with the plans approved at a public hearing for Discretionary Review on September 26, 2002 (Case No. 2002.0718DDDD). The current proposal is to enlarge the partial third floor addition by extending the approved envelope toward 48th Avenue by approximately 9 feet. Since this proposal represents a significant change from what was originally approved, Staff has initiated a new Discretionary Review public hearing to review this proposal.

Preliminary Recommendation: Take Discretionary Review and disapprove the building permit application.

20a. 2003.1251D

(R. CRAWFORD: (415) 558-6358)

<u>187-189 LOWER TERRACE</u> - south side between Roosevelt Way and Levant Street. Assessor's Block 2627 Lot 033 - Request for Discretionary Review of Building Permit Application No. 2002.1104.0731, to construct a new three story two family dwelling on a vacant lot in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications.

20b. 2002.1256D (R. CRAWFORD: (415) 558-6358) 191-193 LOWER TERRACE - south side between Roosevelt Way and Levant Street. Assessor's Block 2627 Lot 032 - Request for Discretionary Review of Building Permit Application No. 2003.0828.3384, to lift the existing two story, two family residential building 5 feet to develop a new floor of occupancy beneath the existing building, and develop a two car garage on the street level in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications

21. 2003.1103D (G. CABREROS: (415) 558-6169) 7909 - 7911 GEARY BOULEVARD - south side between 43rd and 44th Avenues; Lot 046 in Assessor's Block 1501 - Request for Discretionary Review of Building Permit Application No. 2001.06.08.1143 proposing to construct a two-story rear addition, 10-feet in depth, to the existing two-story, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.

22. 2003.0860D (E. TOPE: (415) 558-6316) 357 HOWTH STREET - east of Howth Street between Mount Vernon Avenue and Ridge Lane; Lot 013 in Assessor's Block 7035 - Request for Discretionary Review of Building Permit Application No. 2003.04.21.2744, proposing a one-story (over storage) rear horizontal extension and stairs leading from the new addition to the rear yard, to an existing single family dwelling within an RH-1 (House, One-Family) District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

23. 2003.0110DD (K. McGEE: (415) 558-6367) 1921 PALOU AVENUE - south side between Rankin and Silver Avenue, Lot 042 in Assessor's Block 5330 - Request for Discretionary Review of Building Permit Application No. 2001.10.04.9988 proposing to construct a new single-family, two story dwelling unit on a vacant lot. The subject property is located in an RH-1 (Residential, House, One-Family) Zoning District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

project with modifications.

24. 2003.1315D (K. McGEE: (415) 558-6367) 2116 18TH STREET - north side between Kansas and Vermont Streets, Lot 21 in Assessor's Block 4010. Request for Discretionary Review of Building Permit Application No. 2001.10.04.9988, proposing to add a 300 square foot vertical addition to the existing dwelling unit. The subject property is located in a RH-2 (Residential, House, Two-Family) Zonino District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

- 25. 2003.1164D 6725 CALIFORNIA STREET - south side between 29th and 30th Avenues, Lot 47 in Assessor's Block 1404 - Request for Discretionary Review of Building Permit Application No. 2003.03.13.9612 proposing to alter the existing two-story, single-family dwelling by raising the building approximately eight feet in order to create a new ground floor to contain a two-car garage, with a new dwelling unit behind, and expanding the building to the front, rear and sides. The subject property is located in an RM-1 (Residential, Mixed, Low Dencily) District and a 40-X Height and Buik Disirict.
 Preliminary Recommendation: Take Discretionary Review and approve the
- 26a. 2003.1012D (F. JONES (415) 558-6477) 168 29" STREET south side between Dolores Street and San Jose Avenue; Lot 017 in Assessors Block 6617. Mandatory Discretionary Review of Building Permit Application No. 2003.06.04.6254 pursuant to the Planning Commission's policy requiring review of all residential demolitions. The proposal is to demolish an existing 1-story, residential unit with commercial space in an NC-1 (Neighborhood Commercial Cluster) 40-X Height and Bulk District.
 - Preliminary Recommendation: Do not take Discretionary Review and Approve Demolition.

 (Continued from Regular Meeting of December 18, 2003)
- 26b. 2003.1316DD (F. JONES (415) 558-6477) 168 29th STREET south side of 29th Street between Dolores Street and San Jose Avenue; Lot 017 in Assessors Block 6617. Mandatory Discretionary Review of Building Permit Application No. 2003.06.04.6258 pursuant to the Planning Commission's policy for review of all new residential construction. The new construction is also the subject of a Discretionary Review filed by an adjacent neighbor. The proposal is for the new construction of a four-story, four-unit building in an NC-1 (Neighborhood Commercial Cluster) 40-X Height and Bulk District. Preliminary Recommendation: Co not take Discretionary Review and approve the project.
- 27. 2003.1166D (B. FU: (415) 558- 6613) 1130 GILLMAN AVENUE east side between Hawes and Ingalls Streets, Lot 005 in Assessor's Block 4938 Request for Discretionary Review of Building Permit Application No. 2003.04.09.1845 proposing to construct a two-level rear addition to the existing two-level building in an RH-1 (Residential, One-Family) District with a 40-X Height and Bulk Designation. Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 28a. 2003.0890DV (B. FU: (415) 558-6613) 1637 19TH STREET - southeast corner of 19th and Wisconsin Streets; Lot 026 in Assessor's Block 4069. Mandatory Discretionary Review of Demolition Permit Application No. 2003.08.14.2046 pursuant to the Planning Commission's policy requiring review of

housing demolition, to demolish an existing two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve demolition.

- 28b. 2004 0015D (B. FU: (415) 558-6613) 1637 19TH STREET southeast corner of 19th and Wisconsin Streets; Lot 026 in Assessor's Block 4069. Mandatory Discretionary Review of Building Permit Application No. 2003.08.14.2054 for the new construction of a two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 28c. 2003.0890D<u>V</u>
 (B. FU: (415) 558-6613)
 1637 19TH STREET southeast corner of 19th and Wisconsin Streets; Lot 026 in Assessor's Block 4069, in a RH-2 (Residential, Two-Family House) District with a 40-X Height and Bulk Designation. A Variance is also required for the construction of the building within the required front setback area and without the required landscaping area.
- 29a. 2002.0605CV 4614-4630 CALIFORNIA STREET - "The St. James Episcopal Church and Pre-School"; Lot 049 in Assessor's Block 1368 - Request for Conditional Use authorization pursuant to Section 209.3(f) & (j) of the Planning Code to allow for the demolition of existing structures and construction of a new building for the St. James Episcopal Church administrative facilities, offices for non-profit counseling accessory to the church-related services, and a child-care facility providing less than 24-hour care for 13 or more children by licensed personnel within an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of December 18, 2003)

29b. 2002.0605CV (J. IONIN: (415) 558-6309)
4614-4630 CALIFORNIA STREET - Request for Parking and Rear Yard Variances.
Article 1.5 Section 150(b) of the Planning Code requires child care facilities to provide one independently accessible off-street parking space for every 25 children, where the number of such children exceeds 24. Section 150(d) requires that existing parking spaces be retained. The project proposes no new off-street parking spaces where 2 are required. Article 1.2 Section 134 of the Planning Code requires a 45 percent rear yard, which can be reduced to 25 percent through averaging or 15 feet whichever is greater. The project proposes a 15 foot rear yard where 25 feet are required. (Continued from Regular Meeting of December 18, 2003)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing



cancelled

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER (415) 558-6278 DIRECTOR'S OFFICE PHONE: 558-6411 4TH FLOOR FAX: 558-6426

PHONE: 558-6350 5TH FLOOR FAX: 558-6409

ZONING ADMINISTRATOR PLANNING INFORMATION PHONE: 558,6377 MAJOR ENVIRONMENTAL FAX: 558-5991

COMMISSION CALENDAR INFO: 558-6422 INTERNET WEB SITE SFGOV.ORG/PLANNING

NOTICE OF **CANCELLATION**

DOCUMENTS DEPT.

JAN 2 3 2004

SAN FRANCISCO PUBLIC LIBRARY

11-23-04P02:1_ TCVD

SAN FRANCISCO PLANNING COMMISSION **Regular Meeting** Thursday, January 29, 2004

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, January 29, 2004 has been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, February 5, 2004.

> Linda D. Avery Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT SHELLEY BRADFORD BELL

VICE-PRESIDENT COMMISSIONER COMMISSIONER

SUE LEE MICHAEL J. ANTONINI EDGAR E. BOYD

COMMISSIONER LISA M. FELDSTEIN COMMISSIONER **KEVIN HUGHES** COMMISSIONER WILLIAM L. LEE

LAWRENCE BADINER, ACTING, DIRECTOR OF PLANNING

LINDA D. AVERY, COMMISSION SECRETARY





hes. In

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER (415) 558-6378 DIRECTOR'S OFFICE PHONE: 558-6411 4TH FLOOR FAX: 558-6426 ZONING ADMINISTRATOR PHONE: 558-6350 5TH FLOOR FAX: 558-6409 PLANNING INFORMATION PHONE: 558-6377 MAJOR ENVIRONMENTAL FAX: 558-5991 COMMISSION CALENDAR INFO: 558-6422 INTERNET WEB SITE WWW SEGOV OR GPI ANNING

January 15, 2004

DOCUMENTS DEPT.

NOTICE OF PUBLIC HEARING

JAN 2 2 2004

SAN FRANCISCO PUBLIC LIBRARY

The San Francisco Planning Commission at its regularly scheduled meeting of February 5, 2004 beginning at 1:30 pm (please check the Commission Calendar for time of this item) will be holding an informational public hearing and will be accepting review comments on the following item:

CEQA REVIEW PROCEDURES FOR HISTORIC RESOURCES.

The Planning Commissioners and the public are requested to review and comment on the proposed guidance document for the methodology for evaluating and processing historical resources to meet the requirements of the California Environmental Quality Act (CEQA), Staff, through an interdepartmental group, has set out a draft of the written process for how structures are and will continue to be processed to determine if they qualify as historical resources and what type of environmental documentation would be appropriate so that the City meets its obligations and responsibilities in implementing CEQA.

A draft version of this document was sent out to the public in July 2003 and was reviewed by the Landmarks Board on November 5, 2003. If you would like a copy of the current version of this document or further information, please contact Planning Department staff member Joan A. Kugler at (415) 558-5983.

Comments will be reviewed and where appropriate incorporated into a revised version for use by the staff. If you are unable to attend the hearing - you are welcome to submit comments in writing to Ms. Kugler at the address above. We would appreciate receiving any comments you may have about this issue by February 9th.

This hearing notice is being sent to community organizations and individuals who have shown interest in historic properties. Anyone receiving this notice is encouraged to pass on this information to other persons who may have an interest in the project.

THE PLANNING DEPARTMENT 1660 MISSION STREET, SUITE 500 SAN FRANCISCO, CAUFORNIA 94103-2414

POSTMASTER: THIS PARCEL MAY BE OPENED FOR POSTAL INSPECTION IF NECESSARY

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B, Goodlett Place Thursday, February 5, 2004

1:30 PM

DOCUMENTS DEPT.

FEB - 2 2004

SAN FRANCISCO

PUBLIC LIBRARY

02-02-04A10:53 RCVU

· Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee: Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes: William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: Inda.avery@sfqov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

c 55 # 14 2/5/04 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Pelase be advised that the Chair may order the removal from the meeting from of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbvist Ordinance

Attention: Individuals and ontities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance (SF campaign and Governmental Conduct Code Section 21.00.2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.sfoov.org/ethics.

Accessible Meeting Policy

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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL:

Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee;

Commissioners: Michael J. Antonini Rev. Edgar E. Boyd; Lisa Feldstein;

Kevin Hughes; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 2003.1077C
 F. TOPE: (415) 558-6316)
 1970 McALISTER STREET north side between Central Avenue and Lyon Street, Lot
 014 in Assessor's Block 1159 Request for Conditional Use Authorization pursuant to
 Planning Code Section 185 to extend indefinitely the operation of an existing
 nonconforming automobile repair garage (Carlos Exclusive Auto Service) in an RM-1
 (Residential, Mixed District, Low Density) and a 40-X Height and Bulk District.
 Preliminary Recommendation: Approval with conditions.
- (Proposed for Continuance to February 19, 2004)
- 2a. 2003.0295CV (G. NELSON: (415) 558-6257) 899 NORTH POINT STREET southeast corner at Larkin Streets; Lot 026 in Assessor's Block 0020 Request for Conditional Use authorization pursuant to Sections 209.1 and 228.3 of the Planning Code to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. The project site was formerly a service station and is now in use as a parking lot. This proposal requires Conditional Use authorization because 1) it proposes a dwelling unit density of greater than 3 units in an RH-3 District and 2) it proposes to convert a service station use to residential use. This project is also seeking a Variance from the Planning Code, case No. 2003.0295CV.

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of January 22, 2004) (Proposed for Continuance to February 19, 2004)

203. 0295CY (G. NELSON: (415) 558-6257) 899 NORTH POINT STREET - southeast comer of North Point and Larkin Streets; Lot 026 in Assessor's Block 0220 - Request for Variance from Section 134 of the Planning Code to construct a 4-story residential building into the required rear yard. Section 134 of the Planning Code states that the minimum rear yard depth in an RH-3 District shall be equal to 25 percent of the total depth of the lot on which the building is situated. Rather than leave a 22' wide gap in the North Point Street frontage, the proposal is to construct an approximately 40' X 22' portion of the project fully into the rear yard along North Point Street, leaving a comparable rear yard to the interior of the lot of approximately 1480 square feet.

(Continued from Regular Meeting of January 22, 2004) (Proposed for Continuance to February 19, 2004)

2003.1091C (D. DIBARTOLO: (415) 558-6291)
 2696 GEARY BOULEVARD - northeast corner of Geary Boulevard and Emerson Street;
 Lot 004 in Assessor's Block 1071 - Request for Conditional Use Authorization pursuant
 to Section 712.83 of the Planning Code to install and operate a wireless
 telecommunication facility within an NG-3 (Moderate Scale Neighborhood Commercial)

Zoning District and an 80-D Height and Bulk district, upon the roof of an approximately 84-loot tall self-storage building. As per the City and County of San Francisco's Wireless Telecommunication Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 2, as it is a co-location site. Preliminary Recommendation: Disaporoval

(Proposed for Continuance to March 4, 2004)

4. 2003.1038C

M. LI: (415) 558-6396)

1490 MASON STREET - east side above the Broadway Tunnel, Lot 046 in Assessor's Block 0159 - Request for conditional use authorization to construct a wireless telecommunications facility for Sprint PCS within an RM-2 (Residential, Mixed, Moderate Density) District and a 40-X Height and Bulk District. The facility will consist of four antennas and associated equipment cabinets on the roof of the building. The proposed facility meets Location Preference 1 of the WTS Guidelines.

Preliminary Recommendation: Approval with conditions.

(Continued from Regular Meeting of January 15, 2004)

(Proposed for Continuance to March 4, 2004)

1999.0233E

(B. WYCKO: (415) 558-5972)

833 - 881 JAMESTOWN AVENUE - Appeal of Preliminary Negative Declaration. The project sponsor proposes construction of a Planned Unit Development (PUD) that would consist of 198 one-, two- and three-bedroom market-rate condominiums on an approximately 6.9-acre lot, located at 833-881 Jamestown Avenue on Assessor's Block 4991. Lot 277, on the northern slope of Bayview Hill. The site is currently used as an overflow parking lot for events at Candlestick Park, which is approximately one-third of a mile southeast of the project site. The site is bordered by Jamestown Avenue (and single-family homes on the north side of Jamestown) to the north, another vacant lot to the east that also is used for parking for major events at Candlestick Park, the hillside to the south, and single-family housing to the west. Although the area proposed for development is mostly flat, development would require excavation of up to approximately 30 vertical feet at the base of the hill. The project would consist of 11 separate threeand four-story buildings: seven buildings of 12 to 18 units each along Jamestown Avenue and four buildings to the rear, at the base of the hillside. Of these latter four structures, two (36 units each) would be built atop one-story gated parking garages, while smaller buildings (one of eight and one of 10 units) would flank the garages. A total of 216 independently accessible parking spaces would be provided. The proposed project would include landscaping along Jamestown Avenue, construction of a 10-foot-wide sidewalk, two off-street freight loading areas, and about 28,900 sq. ft. of common open space, including two rear yards at the base of the hillside totaling about 7,250 sq. ft. and podium- and ground-level patios. The project also would remedy an existing drainage problem on Bayview Hill above the project site, on Recreation and Park Department land. The project site is located within the South Bayshore Plan area, in an RH-2 (Two-Family) Use District and a 40-X Height and Bulk District. As a PUD, the project would require review and approval by the City Planning Commission pursuant to Sections 303 and 304 of the Planning Code.

(Continued from Regular Meeting of December 18, 2003)
(Proposed for Continuance to March 4, 2004)

1999.0233C

(J. PURVIS: (415) 558-6354)

833-881 JAMESTOWN AVENUE - south side from Ingalls to Griffith Streets; Lot 277 in Assessor's Block 4991 - Request for Conditional Use authorization under Sections 209.1(g), 303 and 304 of the Planning Code for a Planned Unit Development with up to 198 dwelling units, including one-, two- and three-bedroom units within eleven separate three- and four-story buildings. The project would include up to 216 off-street parking spaces within two qarages at the base of two interior residential buildings, and two

screened off-street freight loading spaces. The site is 6.9 acres on the northern slope of Bayview Hill and is within an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions. (Proposed for Continuance to March 4, 2004)

B. COMMISSIONERS' QUESTIONS AND MATTERS.

- Consideration of Adoption Draft Minutes of January 8, 15, 2004.
- 8. Commission Comments/Questions

C. DIRECTOR'S REPORT

- 9. Director's Announcements
- 10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED.

11. 2003.0892C (J. PURVIS: (415) 558-6354) 1350-1352 THOMAS AVENUE - north side between Ingalls and Jennings Streets; Lot 007 in Assessor's Block 4791 - Request for Conditional Use Authorization under Planning Code Section 121(f) to subdivide one lot into two lots of less than the minimum 25-foot width for the construction of two single-family dwellings. The existing lot is 37.5 feet wide, and the two newly created lots would be 18.75 feet wide, with an area of 1,875 square feet. The site is within an RH-1 (Residential, House, Single-Family) Zoning District with a 40-X Height and Bulk designation.

Preliminary Recommendation: Disapproval

NOTE: On November 13, 2003, following public testimony, the Commission closed the public hearing and continued the matter to January 15, 2004, to allow a presentation before the Bayview PAC. The vote was 44 -1. Commissioner Feldstein voted no. Commissioners Boyd and William Lee were absent.

NOTE: On January 15, 2004, the Commission entertained a motion of intent to approve and continued the matter to February 5, 2004 for final language by a vote +6-1. Commissioner Feldstein voted no.

F. REGULAR CALENDAR

12. 2003.0868C (M. SNYDER: (415) 575-5891) 540 VALENCIA STREET (A.K.A. 542 VALENCIA STREET) - Blondie's Bar and No Grill, west side between 16th Street and 17th Street, Lot 6 in Assessor's Block 3568 - Request for Conditional Use authorization to allow "other entertainment" (as defined by Planning Code Section 790.38), which includes live amplified music entertainment and DJs, in an existing bar. Thursday through Sunday. No change to the exterior of the building is proposed. The subject property is within the Valencia Neighborhood Commercial District and a 50-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of January 15, 2004)

- 13. 2003.0940C 1469 16TM STREET - on the corner of 18th Street and Connecticut Street; Lot 27 in Assessor's Block 4036 - Request for Conditional Use Authorization to install a Walk-Up Facility, an Automated Teller Machine (ATM), without providing a 3 foot recess from the front property line, located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District, per Planning Code Section 711.26. Preliminary Recommendation: Approval with conditions. (Continued from Regular Meeting of January 15, 2004)
- 14. 2003.1082C 1145 POLK STREET - west side between Sutter and Hemlock Streets, Lot 1 in Assessor's Block 691 - Request for authorization of a Conditional Use for extension of hours of operation to include the time between 2:00 and 6:00 A.M. ("Polk & Sutter 24 Hour Store & Dell")(Planning Code Section 723.27), in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. No physical expansion or other alteration of the building is proposed. Preliminary Recommendation: Disapproval (Continued from Regular Meeting of January 15, 2004)
- 15. (J. A. KUGLER/P. MALTZER/N. HART: (415) 558-5983/558-5977/558-6338) CEQA PROCEDURES FOR HISTORIC RESOURCES - Public hearing and Planning Commission review and comment on the methodology for reviewing projects to meet the requirements of the California Environmental Quality Act (CEQA) for Historical Resources. This proposal standardizes the evaluation of structures to determine if they qualify as historical resources and the appropriate environmental documentation required to implement CEQA. The document was released to the public in July, 2003 and was the subject of a public hearing at the Landmarks Preservation Advisory Board in November, 2003.

Preliminary Recommendation: Informational presentation to solicit comments from public and Commission members.

- 16. 2002.0376E (N. TURRELL: (415) 558-5904) 8 WASHINGTON STREET - Assessor's Blocks and Lots 201/12, 171/69, and 168/58 -Appeal of a Preliminary Mitigated Negative Declaration. The 109,225-square-foot project site is located at 8 Washington Street, between Drumm Street and The Embarcadero, on the edge of the financial district. The proposed project would involve the construction of an eight-story, 84-foot-tall, approximately 283,612-gross-square-foot (gsf), 120-unit, predominantly residential building with a health club facility and parking for 170 vehicles. The existing Golden Gateway Tennis and Swim Club facility would be removed and reconstructed on the northern portion of the project site. Pedestrian and vehicular access to the proposed residential/commercial building would be from Drumm Street. The site is zoned RC-4 (Residential-Commercial Combined, High Density) and is in an 84-E height and bulk district. The project would require Conditional Use authorization for Planned Unit Development, for bulk limit exception, and for parking. Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration (Continued from Regular Meeting of December 11, 2003)
- 17a. 2002.0376EIKC (M. LI: (415) 558-6396) 8 WASHINGTON STREET (AKA 370 DRUMM STREET) - northeast corner at Drumm Street, Assessor's Block/Lot 0168/058, 0171/069, and 0201/0 - Adopting findings pursuant to the California Environmental Quality Act (CEQA) in connection with the

proposed development to construct an eight-story, approximately 84 foot high mixed-used building.

Preliminary Recommendation: Adopt CEQA findings.

- 17b. 2002.0376EIKC (M. LI: (415) 558-6396) <u>8 WASHINGTON STREET (AKA 370 DRUMM STREET)</u> - northeast corner at Drumm Street, Assessor's Block/Lot 0168/058, 0171/069, and 0201/012 - Request for a determination regarding the significance of net new shadow on Embarcadero Plaza I caused by the construction of a proposed eight-story, 84-foot-high mixed-use building. Preliminary Recommendation: Determination that the net new shadow is *de minimus*.
- 17c. 2002.0376EI<u>KC</u> (M. LI: (415) 558-6396) 8 WASHINGTON STREET (AKA 370 DRUMM STREET) northeast corner at Drumm Street, Assessor's Block/Lot 0168/058, 0171/069, and 0201/012 Request for a determination regarding the significance of net new shadow on Ferry Park caused by the construction of a proposed eight-story, 84-foot-high mixed-use building. Preliminary Recommendation: Determination that the net new shadow will not be significant or adverse.
- 17d. 2002.0376EIKC (M. Ll: (415) 558-6396) <u>8 WASHINGTON STREET (AKA 370 DRUMM STREET)</u> - northeast corner at Drumm Street, Assessor's Blook/Lot 0168/058, 0171/069, and 0201/012 - Request for conditional use and planned unit development authorization to construct an eight-story, 84-foot-high building containing up to 120 dwelling units, a garage with up to 170 parking spaces (120 residential spaces and 50 nonresidential spaces), a 10,000-square-foot health club, and outdoor recreation facilities comprising six tennis courts and two swimming pools (one indoor and one outdoor), and an athletic apparel/equipment shop. The project site, located within an RC-4 (Residential-Commercial Combined, High Density) District and an 84-E Height and Bulk District, is currently occupied by tennis courts, swimming pools, and a surface parking lot.
 Preliminary Recommendation: Approval with conditions.
- (L. BADINER/D. LIM: (415) 558-6411/558-6547)
 PLANNING DEPARTMENT MANAGEMENT AUDIT Review of Budget Analyst's management audit of June 2002 and Commission consideration of recommendations/implementation by Planning Commission for follow-up. (Continued from Regular Meeting of January 15, 2004)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be

exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Triursday, February 12, 2004

1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini, Rev. Edgar E. Boyd, Lisa Feldstein, Kevin Hughes, William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1860 Mission Street, 5th floor, no later than 5:00 PM the Vednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared Item the 1:Planning Commission, 1860 Mission Street, Suite 5:00, San Francisco, CA 94:103-2414. Comments received by 1:100 AM on the day The hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: <a href="mailto:ma

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan. (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at or prior to, the public hearing.

DOCUMENTS DEPT.

FEB - 9 2004

SAN FRANCISCO PUBLIC LIBRARY

92-09-04 A10: FE REVO

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

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- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President:

Commissioners:

Shelley Bradford Bell

Commission Vice-President: Sue Lee

Michael J. Antonini, Rev. Edgar E. Boyd, Lisa Feldstein. Kevin Hughes, William L. Lee

CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

(E. TOPE: (415) 558-6316) 1. 2003 1254D 170 St. GERMAIN AVENUE - north side at Glenbrook Avenue: Lot 009 in Block 2708 -Request for Discretionary Review of Building Permit Application No. 2003.07.31.0905, proposing to construct a horizontal and vertical addition to an existing single family owelling in an RH-1 (D) (Residential, House, One-Family, Detached Dwelling) District and a 40-x Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

(Proposed for continuance to March 4, 2004)

(R Cooper: (415) 558-5974)

Housing Element of the San Francisco General Plan Appeal of the Preliminary Negative Declaration for the proposed revision of the Housing Element of the San Francisco General Plan, which is an update of the 1990 Residence Element of the San Francisco General Plan. The Housing Element is a public policy document that comprehensively addresses issues of housing needs for San Francisco residents and households, Included in the Housing Element is San Francisco population, employment and housing data analysis. Eight new policies are proposed to be added to the 63 policies and 11 objectives that have been modified or retained from the 1990 Residence Element.

Preliminary Recommendation: Uphold Preliminary Negative Declaration (Proposed for continuance to March 18, 2004)

2003.0106D (M. WOODS: (415) 558-6315) 1910-12 STEINER STREET - east side between Wilmot and Bush Streets; Lot 018 in Assessor's Block 0659 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.05.16.7150, proposing to marge two dwelling units to a single-family residence in an RH-3 (Residential, House, Three-Family) District and 40-X Height and **Bulk District**

Preliminary Recommendation: Take Discretionary Review and disapprove the proposed dwelling unit merger.

(Continued from Regular Meeting of December 11, 2003)

(Proposed for continuance to March 25, 2004)

2003.1142D (J. PURVIS: (415) 558-6354) 1611 WALLACE AVENUE - south side between 3rd and Keith Streets; Lot 041 in Assessor's Block 5413 - Mandatory Discretionary Review pursuant to 1943 Planning Commission Resolution No. 2797 on the proposed 2-story horizontal rear addition to a single-family dwelling under Building Permit Application No. 2003.08.20.2646. The addition would extend the building by 24 feet in the rear, including 18 feet of interior

space and a 6-foot rear deck. The site is in an RH-1 (Residential, House, One-Family) Use District and a 40-X Height and Bulk District.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of January 8, 2004)

Note: This case was withdrawn per City Attorney's decision.

5. 2003.0183D

(G. NELSON: (415) 558-6257)

2477-2479 SUTTER STREET - south side between Broderick and Divisadero Streets; lot 022 in Assessor's Block 1076 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions of Demolition Permit Application No. 2002.08.13.3876, proposing the demolition of a two-story, two-family dwelling within an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. There is a related proposal to construct a new, four-story, three-family dwelling with three off-street parking spaces.

Preliminary Recommendation: Take Discretionary Review and disapprove the demolition.

(Continued from Regular Meeting of January 22, 2004)

NOTE: On September 25, 2003, following public testimony, the Commission closed the public hearing and entertained two motions: 1) to take Discretionary Review and disapprove the demolition. The vote was +3 –3 with Commissioners Antonini, Bradford Beli, and Boyd voting no. The motion failed. 2) To continue the matter to October 16, 2003. That motion passed on a +6 –0 vote with Commissioner William Lee absent.

NOTE: On October 16, 2003, the Commission entertained two motions: 1) to take Discretionary Review and disapprove the demolition. The motion failed on a 43 –3 vote with Commissioners Antonini, Bradford Beli, and W. Lee voting no and Commissioner Boyd absent. 2) To continue the item to November 13, 2003. This motion passed on a 44 –2 vote with Commissioners Hughes and S. Lee voting no and Commissioner Boyd absent. The Commission requested that a representative from another City Department review the soundness report. The public hearing will be open to any new information presented to the Commission.

NOTE: On November 13, 2003, the Commission continued this item to

December 11, 2003 without hearing.

NOTE: On December 11, 2003, the Commission continued this item to January 22, 2004 without hearing.

NOTE: On January 22, 2004, the Commission continued this item to February 12, 2004 without hearing.

NOTE: THE APPLICANT HAS REQUESTED THE WITHDRAWAL OF THE DEMOLITION PERMIT APPLICATION. STAFF THEREFORE WITHDRAWS ITS DISCRETIONARY REVIEW REQUEST.

B. COMMISSIONERS' QUESTIONS AND MATTERS

Commission Comments/Questions

C. DIRECTOR'S REPORT

- Director's Announcements
- 8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

- (C. HOGAN: (415) 558-6610)
 PLANNING DEPARTMENT'S PROPOSED WORK PROGRAM AND BUDGET FOR FY
 2004-2005 Presentation of the San Francisco Planning Department Work Program and
 Budget, and consideration of approval of a draft resolution adopting the Planning
 Department's proposed work program and budget for fiscal year 2004-2005.
 Preliminary Recommendation: Approval
- 10a. 2003.1251D (R. CRAWFORD: (415) 558-6358) 187-189 LOWER TERRACE - south side between Roosevelt Way and Levant Street. Assessor's Block 2627 Lot 033 - Request for Discretionary Review of Building Permit Application No. 2002.1104.0731, to construct a new three story two family dwelling on a vacant lot in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications.

(Continued from Regular Meeting of January 22, 2004)

10b. 2003.1256D (R. CRAWFORD: (415) 558-6358) 191-193 LOWER TERRACE - south side between Roosevelt Way and Levant Street. Assessor's Block 2627 Lot 032 - Request for Discretionary Review of Building Permit Application No. 2003.0828.3384, to lift the existing two story, two family residential building five (5) feet to develop a new floor of occupancy beneath the existing building, and develop a two car garage on the street level in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications.

(Continued from Regular Meeting of January 22, 2004)

11. 2003.1093D (G. CABREROS: (415) 558-6169)
2258 BEACH STREET - north side between Baker and Broderick Streets; Lot 009D in Assessor's Block 0915 - Request for Discretionary Review of Building Permit Application No. 2003.07.02.8662, proposing to consolidate several previous building permit applications and to authorize construction beyond the scope of said permits in order to achieve final inspection by the Department of Building Inspection. Construction under these previous building permit applications includes, but is not limited to, a new third floor, a horizontal addition to the rear of the building, and new windows and skylights added to the existing single-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve with modifications.

(Continued from Regular Meeting of December 11, 2003)

12. 2003.1264D (G. CABREROS: (415) 558-6169) 3264 LYON STREET - east side between Richardson Avenue and Bay Street; Lot 028 in Assessor's Block 0925 - Request for Discretionary Review of Building Permit Application No. 2003.05.09.4264 proposing to construct a rear horizontal addition and deck at the second floor and a new third floor, to the existing two-story, single-family residence in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.

- 13. 2003.1110T (I. WILSON: (415) 558-6163)
 ORDINANCE AMENDING THE SAN FRANCISCO PLANNING CODE TO ALLOW A
 REQUIRED SECOND MEANS OF EGRESS Initiation of an ordinance amending the
 San Francisco Planning Code, proposing a new section 136(0/4)(A)(i-v) to allow a
 stairway that is a required second means of egress under the Building Code, as a
 permitted obstruction in the rear yard. The California Building Code no longer allows fire
 escapes as a second means of egress in most cases. This proposed text amendment
 provides an exemption to meet the requirements of the Building Code.
 Preliminary Recommendation: Approval of intent to initiate.
 (Continued from Regular Meeting January 22, 2004)
- 14. 2003.1282D (K. McGEE: (415) 558-6367) 609 CORTLAND AVENUE north side between Bocana and Bennington Streets. Assessor's Block 5667, Lot 017 Request for Discretionary Review of Building Permit Application No. 2003.09.30.6176, to add "Other Entertainment," per Planning Code Section 711.48, to the existing bar "Charlies Club," located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and Approve the Project with Conditions.
- 15a. 2003.1141_DDDDV 1218 MAIPIOSA STREET north side, between Missouri and Texas Streets; to 103 in Assessor's Block 3985. Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.04.10.2000 to demolish an existing single-family dwelling (the project also proposes the construction of a new single-family dwelling) in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation. Preliminary Recommendation: Do not take Discretionary Review and approve demolition. (Continued from Regular Meeting of January 8. 2004)
- 15b. 2003.1141DDDDV

 (B.FU: (415) 558-6613)

 1218 MARIPOSA STREET north side, between Missouri and Texas Streets; Lot 013 in Assessor's Block 3985. Three Discretionary Review requests for Building Permit Application No. 2003.04.10.1998 have been filed for the construction of a replacement single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk Designation. Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.
 (Continued from Regular Meeting of January 8, 2004)
- 15c. 2003.1141DDDDY 1218 MAIPIOSA STREET - north side, between Missouri and Texas Streets; Lot 013 in Assessor's Block 3985. A front setback Variance is requested to reconstruct an existing garage within the front setback. The project is located in an RH-2 (Residential House, Two-Family) District with a 40-X Height and Bulk Designation. (Continued from Regular Meeting of January 8, 2004)
- 16. 2003.0946D (D. DiBARTOLO: (415) 558-6291) 458-460 35TH AVENUE east side between Geary Boulevard and Clement Street: Lot 042 in Assessor's Block 1466 Request for Discretionary Review of Building Permit Application No. 2003.02.21.8034, proposing to; (1) construct a 3' 4" deep, three-level rear horizontal addition and a two-story deck and stairs; and, (2) add a new, approximately 830 square foot, partial third floor to a two-story over ground floor structure

containing two dwelling units in an RH-2 (Residential House, Two-Family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications.

17. 2003.1145D (D. DiBARTOLO: (415) 558-6291) 1021 FRANCISCO STREET - south side between Larkin and Polk Streets: Lot 023 in Assessor's Block 0477 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.05.30.5840, proposing to merge two dwelling units to a single-family residence in an RH-2 (Residential House, Two-Family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and disapprove the proposed dwelling unit merger.

6:00 p.m.

(M. CHION: (415) 558-6314) 18. CONSIDERATION OF ADOPTION OF INTERIM POLICIES OR A RESOLUTION OF INTENT TO ADOPT INTERIM CONTROLS FOR SECTIONS OF THE EASTERN NEIGHBORHOODS: Mission (generally bounded by Guerrero, Division, Potrero, and Cesar Chavez Streets), SoMa (generally bounded by Mission, 7th Street, Freeway 80, 4th Street, the Embarcadero, and Folsom), and Showplace Square (generally bounded by 7th, Bryant, Potrero and 25th Streets). Public hearing on the adoption of interim policies or a resolution of intent to adopt interim zoning controls that would establish areas for Housing and Mixed Use. Core PDR, and Housing/PDR in sections of the Mission, South of Market and Showplace Square. The Housing and Mixed Use zoning overlay will encourage residential development; the Core PDR zoning overlay will primarily support production, distribution and repair activities; and the Housing/PDR zoning overlay will promote a mix of residential and other uses while preserving existing PDR space. The initiation of interim zoning controls would require the adoption of a resolution of intent to initiate that will enable the publication of a formal notice for a future public hearing at which hearing the Planning Commission would

(Continued from Regular Meeting of December 18, 2003)

consider the adoption of interim controls.

NOTE: On December 18, 2003, following public testimony and Commission deliberation, the Commission closed the public hearing and continued this item to February 12, 2004 to allow the absent commissioner to participate. Commissioner Boyd was absent.

E. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

SAN FRANCISCO PLANNING COMMISSION DOCUMENTS DEPT.

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Notice of Meeting &

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SAN FRANCISCO PUBLIC LIBRARY

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, February 19, 2004 1:30 PM

1.30 FIVI

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee; Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hudhes: William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Oximission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1860 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendard tiden to Planning Commission. 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day Planning Commission and the public hearing. Otherwise, submit material related to a calendared time at the scheduled hearing for distribution. The complete distribution to all Commissioners, necessary staff and case/dock/correspondence/files. Submit an original plus 10:cgips. When sending e-mail correspondence for Commissioners, please copy the Commission Secretary at: Ind.a.yevi@sfov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in withten correspondence delivered to the Planning Commission, at or prior to, the public hearing.

SF CSS #14 2/19/04 Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The migning of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

San Francisco Lobbvist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.stoo.org/athics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hottine at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, resching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.st.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupyrs/sunshine...

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1	:30	PM		

ROLL CALL:

Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein;

Kevin Hughes; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

2003.0587HXVLU (A. LIGHT: (415) 558-6254) 1. 938-942 MARKET STREET - north side between Mason and Cyril Magnin Streets (also fronting on the east side of Mason Street between Market and Eddy Streets (the lot and structure are L-shaped)). Lot 5, in Assessor's Block 341 -- Request for 1) a Permit to Alter under Article 11 for a substantial increase in height to a Category I Building; 2) a Determination of Compliance under Section 309 of the Planning Code to permit an onestory vertical addition, historic façade rehabilitation, and conversion of existing office space to approximately 33 residential dwelling units, with an exception to the Planning Code rear yard requirements; 3) the granting of residential open space, dwelling unit exposure, and parking variances; 4) recommendation to the Board of Supervisors for conditional designation as San Francisco Landmark No. 244; and 5) recommendation to the Board of Supervisors for conditional approval of a conditional Mills Act Contract; all for the subject property, which is in the C-3-G Zoning District and a 110-X Height and Bulk District. The Zoning Administrator will hear the variance application concurrently with the Planning Commission.

(Proposed for Continuance to March 18, 2004)

- 2. 2003.1181KCR (M. LI: (415) 558-6396) 801-825 MISSION STREET the entire block bounded by 4th, Minna, 5th, and Mission Streets, Lot 067 in Assessor's Block 3724 Request for conditional use authorization to install a wireless telecommunications facility for Cingular Wireless consisting of one antenna and two equipment cabinets on the 5th & Mission Garage. The antenna will be façade-mounted against an existing elevator penthouse on the roof of the garage, and the equipment cabinets will be located adjacent to the same penthouse. The project site is within a P (Public Use) District and a 90-X/340-I Height and Bulk District. The proposed facility meets Location Preference 1 of the WTS Facilities Siting Guidelines. Preliminary Recommendation: Approval with Conditions (Proposed for Continuance to March 4, 2004)
- 3. 2003.1181KCR (M. Ll: (415) 558-6396) 801-825 MISSION STREET the entire block bounded by 4th, Minna, 5th, and Mission Streets, Lot 067 in Assessor's Block 3724 Request for a General Plan Referral to determine if the construction of a wireless telecommunications facility for Cingular Wireless on the roof of the 5th & Mission Garage is consistent with the objectives and policies of the General Plan. Preliminary Recommendation: Determination that the project is consistent with the

Preliminary Recommendation: Determination that the project is consistent with the objectives and policies of the General Plan.

(Proposed for Continuance to March 4, 2004)

 2003.0724C (M. WOODS: (415) 558-6315) 1287-89 11TH AVENUE - west side between Irving Street and Lincoln Way; Lot 19, in Assessor's Block 1739 - Request for Conditional Use authorization under Sections 303 and 730.39 of the Planning Code to demolish two residential units on the second and third floors of a building on an approximately 2,400 square-foot lot in the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk Districts. The proposed project would demolish the existing two-story over garage, two-family building and construct a new three-story over three-car garage building containing three dwelling units

Preliminary Recommendation: Pending

(Continued from Regular Meeting of December 18, 2003)

(Proposed for Continuance to April 15, 2004)

5a. 2003.0295CV

(G. NELSON: (415) 558-6257) 899 NORTH POINT STREET - southeast corner at Larkin Streets; Lot 026 in Assessor's Block 0020 - Request for Conditional Use authorization pursuant to Sections 209.1 and 228.3 of the Planning Code to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House. Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Buik District. The project site was formerly a service station and is now in use as a parking lot. This proposal requires Conditional Use authorization because 1) it proposes a dwelling unit density of greater than 3 units in an RH-3 District and 2) it proposes to convert a service station use to residential use. This project is also seeking a Variance from the Planning Code, case No. 2003.0295CV.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of February 5, 2004)

(Proposed for Indefinite Continuance)

5b. 2003.0295CV (G. NELSON: (415) 558-6257) 899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 026 in Assessor's Block 0020 - Request for Variance from Section 134 of the Planning Code to construct a 4-story residential building into the required rear yard. Section 134 of the Planning Code states that the minimum rear yard depth in an RH-3 District shall be equal to 25 percent of the total depth of the lot on which the building is situated. Rather than leave a 22' wide gap in the North Point Street frontage, the proposal is to construct an approximately 40' X 22' portion of the project fully into the rear yard along North Point Street, leaving a comparable rear yard to the interior of the lot of approximately 1,480 square feet.

(Continued from Regular Meeting of February 5, 2004)

(Proposed for Indefinite Continuance)

B COMMISSIONERS' QUESTIONS AND MATTERS.

- Consideration of Adoption of draft Minutes of January 22, 2004 6
- 7. Commission Comments/Questions
- ALTERNATING CASE TYPES In September, 2003, the Commission instituted a policy, on a trial basis, to alter how project types were to be scheduled on their public hearing calendars. At that time, it was felt that with all case types on the same calendar, some were being heard consistently while others were being continued consistently. In an attempt to address this, it was established that case types would be alternated with Discretionary Review (DR) cases scheduled on one hearing day and other non DR cases on an alternate hearing day. On December 11, 2003 the Commission took an action to continue the alternating schedule subject to review again in approximately 60 days or upon receipt of staff's recommendations to changes in the Discretionary Review process or adoption of policies related to administrative review of the Discretionary Review process.

At this time, the Commission would like to discuss the effectiveness of alternating case type schedules, and consider maintaining it, modifying it, or abolishing it.

C. DIRECTOR'S REPORT

- 9 Director's Announcements
- 10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

11. 2003.1082C (J. MILLER: (415) 558-6344) 1145 POLK STREET - west side between Sutter and Hemlock Streets, Lot 1 in Assessor's Block 691 - Request for authorization of a Conditional Use for extension of hours of operation to include the time between 2:00 and 6:00 A.M. ("Polk & Sutter 24 Hour Store & Dell")(Planning Code Section 723.27), in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. No physical expansion or other alteration of the building is proposed.

Preliminary Recommendation: Disapproval

(Continued from Regular Meeting of February 5, 2004)

NOTE: On February 5, 2004, following public testimony, the Commission closed public hearing and passed a motion of intent to approve by a vote +6 –0 with the following conditions: Project Owner shall 1) enhance interior lighting; 2) install a door buzzer; 3) adhere to approved hours of operation; and 4) host neighborhood watch meetings. The project is to come back for review in 6 months. Final Language: February 19, 2004. Commissioners Boyd was absent

 (C. HOGAN: (415) 558-6610)
 PLANNING DEPARTMENT'S PROPOSED WORK PROGRAM AND BUDGET FOR FY 2004-2005 – Presentation of the San Francisco Planning Department Work Program and Budget, and consideration of approval of a draft resolution adopting the Planning Department's proposed work program and budget for fiscal year 2004-2005.
 Preliminary Recommendation: Approval

NOTE: On February 12, 2004, following public testimony, the Commission closed the public hearing and passed a motion of intent to approve by a vote +7 –0. Final Language scheduled for February 19, 2004.

F. REGULAR CALENDAR

13. (D. ALUMBAUGH/J. RUBIN: (415) 558-6601/558-6310) CENTRAL WATERFRONT NEIGHBORHOOD PLAN – Informational presentation on the draft Central Waterfront Neighborhood Plan, a part of the Better Neighborhoods Program. The purpose is to presents staff's suggested amendments to the draft plan and to clarify the plan's proposals for housing. No action is requested.

- 14. 2003.1077C 1970 McALISTER STREET - north side between Central Avenue and Lyon Street, Lot 014 in Assessor's Block 1159 - Request for Conditional Use Authorization pursuant to Planning Code Section 185 to indefinitely extend the operation of an existing nonconforming automobile repair garage (Carlos Exclusive Auto Service) in an RM-1 (Residential, Mixed District, Low Density) and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions. (Continued from Regular Meeting of February 5, 2004)
- 15. 2003.1314C (M. LI: (415) 558-6396) 900-916 GRANT AVENUE - northeast corner at Washington Street, Lot 012 in Assessor's Block 0194 - Request for conditional use authorization to establish a small self-service restaurant (an ice cream parlor) of approximately 1000 square feet within the Chinatown Visitor Retail District and a 50-N Height and Bulk District. There will be no physical expansion of the existing building. The name of the business is not known at this time.
 Preliminary Recommendation: Approval with Conditions
- 16. 2003.1258C (D. DIBARTOLO: (415) 558-6291)
 444 PRESIDIO AVENUE east side between Sacramento and California Streets; Lot 026
 in Assessor's Block 1022 Request for Conditional Use Authorization pursuant to Section
 711.83 of the Planning Code to install and operate a wireless telecommunication facility
 as part of the Sprint Wireless telecommunications network within an NC-2 (Small-Scale
 Neighborhood Commercial) Zoning District and a 40-X Height and Bulk district, upon the
 roof of an approximately 46' 4" tall hotel building (Laurel Inn). As per the City and County
 of San Francisco's Wireless Telecommunication Services (WTS) Facilities Siting
 Guidelines the proposal is a Preferred Location Preference 4, as the project site is a
 wholly commercial structure within an NC-2 District.
 Preliminary Recommendation: Approval with Conditions
- 17. 2003.1296C (W. HASTIE: (415) 558-6381)

 3198.16TH STREET (A.K.A. 389 GUERRERO) north side on the corner of 16th and Guerrero Streets; Lot 27 in Assessor's Block 3555 Request for Conditional Use Authorization to permit alcoholic beverage service (with Alcohol Beverage Control Liquor License type 47) in conjunction with the permitted full-service restaurant on the subject property, "Andalu Restaurant," pursuant to Planning Code Sections 726.41 and 790.22. The property is located within the Valencia Neighborhood Commercial District, within a 40-X Height and Bulk limit, and is subject to the Mission Alcoholic Beverage Special Use Subdistrict.

 Preliminary Recommendation: Approve with Conditions
- 18a. 2003.0584EKXCMTZLU (A. LIGHT: (415) 558-6254) 690 MARKET STREET north side at northeast corner of Kearry and Geary Streets, Lot 6, in Assessor's Block 311 Request for adoption of CEQA findings and a mitigated negative declaration pursuant to 1) a finding that a net new shadow impact on Union Square Park is not adverse; 2) a Determination of Compliance under Section 309 of the Planning Code to permit an eight-story vertical addition, historic façade restoration, and conversion of an existing office building to a mixed-use project for up to 64 residential dwelling units, up to 73 hotel time-share units, approximately 6,500 square feet of ground level retail space, and a sub grade parking garage (capable of accommodating up to 29 independently-accessible parking spaces and two loading spaces with the capability of accommodating up to 100 vehicles through the use of valet services and vehicle stacking), with exceptions to the Planning Code for the separation of towers requirements, residential open space requirements,

dwelling unit exposure requirements, ground-level wind currents, independently-accessible parking, sunlight access to sidewalks, and an upper tower extension; 3) a Conditional Use application to allow a hotel in the C-3-O (Domtown, O'fice) Zoning District; 4) a recommendation to the Board of Supervisors for a General Plan amendment to change the height and bulk district of the existing site; 5) a recommendation to the Board of Supervisors for approval of the creation of the Downtown Housing Demonstration Special Use District encompassing and comprised of the subject property and allowing, among other items, exceptions under Section 309 for residential open space requirements, publicly-accessible open space requirements, and dwelling unit exposure; 6) recommendation to the Board of Supervisors for conditional designation as San Francisco Landmark No. 243 (to be heard at a subsequent Planning Commission hearing date); and 7) recommendation to the Board of Supervisors for conditional approval of a Mills Act Contract (also to be heard at a subsequent Planning Commission hearing date); all for the subject property, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. The proposal is to:

- Seismically upgrade the subject 16-story office building (The Old Chronicle Building), which would include infilling a large light well at the rear of the building that is not visible from any public right-of-way;
- Restore the historic building façade by removing a non-historic metal, glass and marble cladding system installed in 1962 and rehabilitating/restoring/reconstructing intact, damaged and missing historic façade features;
- 3) Construct an eight-story vertical addition that will result in a building height of approximately 312 feet, and a Floor Area Ratio (FAR) of approximately 19.68 if the residential floor space were to be counted toward the FAR calculation as currently required by the Planning Code (see item No. 5 below);
- 4) Convert the existing office building use to a mixed-use project that would have at least 40, but up to 64 residential dwelling units, at least 49, but up to 73 hotel timeshare units (for a combined total of 113 hotel and residential units), approximately 6,500 square feet of ground level retail space, replacing an existing retail bank, and creating a sub grade parking structure, that given the irregular floor plate shape and placement of support columns would yield a maximum of 29 independently-accessible parking spaces and two loading spaces on the project site with the capability of providing up to 100 valet and vehicle-stacking spaces in place of the independently-accessible spaces. The new parking facility would be accessed through an existing sub grade garage facility at the adjacent 88 Kearny Street property, thereby not requiring a garage entrance at the ground level of the subject 690 Market Street property;
- 5) In order to construct the addition; infill the light well; implement the proposed change of use; grant exceptions for residential open space, publicly-accessible open space, and dwelling unit exposure under the procedures of Section 309, a new Special Use District is proposed to change the existing height district to a 285-S Height and Bulk District (the Planning Code allows for a 10% increase in height over the height limit under certain criteria, in this case up to 313.5 feet), eliminate residential uses from Floor Area Ratio calculations, and allow said exceptions under Section 309 instead of requiring variances. The Special Use District would also require a minimum of 15% on-site or 17% off-site Below Market Rate (BMR) units. The Downtown Element of the General Plan must also be amended as it specifies the height and bulk districts as currently designated within the C-3 zoning districts;
- 6) The Project Sponsor is proposing to meet the Below Market Rate (BMR) housing requirement by constructing the required BMR units off-site at 938 Market Street, a project that is seeking authorization concurrently with the subject application (2003.0587HXVLU);
- 7) The project sponsors are seeking to avail themselves of the Mills Act, which allows local governments to grant property tax relief benefits in exchange for the guaranteed

preservation of a historic property. In order to qualify under the San Francisco Administrative Code, the property must either be designated as a San Francisco Landmark or listed separately on the National Register. As neither condition is the case with the subject property, the project sponsor is seeking conditional San Francisco landmark status. The proposed Landmark Designation would become final upon the completion of the proposed project consistent with the Rehabilitation Program set forth by the proposed Mills Act contract.

Preliminary Recommendation: Adopt CEQA findings and mitigated negative declaration.

- 18b. 2003.0584EKXCMTZLU

 690 MARKET STREET north side at northeast corner of Kearny and Geary Streets, Lot 6. in Assessor's Block 311 Request for a finding that a net new shadow impact on Union Square Park is not adverse for the subject property, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. See first item under this case number for a project description.

 Preliminary Recommendation: Adopt finding.
 - 18c. 2003.0584EKXCMTZLU (A. LIGHT: (415) 558-6254) 690 MARKET STREET - north side at northeast corner of Kearny and Geary Streets, Lot 6, in Assessor's Block 311 - Request for a Determination of Compliance under Section 309 of the Planning Code to permit an eight-story vertical addition, historic facade restoration, and conversion of an existing office building to a mixed-use project for up to 64 residential dwelling units, up to 73 hotel time-share units, approximately 6,500 square feet of ground level retail space, and a sub grade parking garage (capable of accommodating up to 29 independently-accessible parking spaces and two loading spaces with the capability of accommodating up to 100 vehicles through the use of valet services and vehicle stacking), with exceptions to the Planning Code for the separation of towers requirement, residential open space requirements, publicly-accessible open space requirements, dwelling unit exposure requirements, ground-level wind currents. independently-accessible parking, sunlight access to sidewalks, and an upper tower extension, for the subject property, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. See first item under this case number for a project description. Preliminary Recommendation: Approval of Determination of Compliance with Exceptions Motion with Conditions.
 - 18d. 2003.0584EKXQMTZLU
 (A. LIGHT: (415) 558-6254)
 690 MARKET STREET north side at northeast corner of Kearmy and Geary Streets, Lot
 6, in Assessor's Block 311 Request for a Conditional Use application to allow a hotel in
 the C-3-O (Downtown, Office) Zoning District, for the subject property, which is in the C3-O Zoning District and a 250-S Height and Bulk District. See first item under this case
 number for a project description.

Preliminary Recommendation: Approval of Conditional Use Motion with Conditions.

- 18e. 2003.0584EKXCMTZLU 690 MARKET STREET - north side at northeast corner of Kearny and Geary Streets, Lot 6, in Assessor's Block 311 - Request for adoption of a resolution recommending to the Board of Supervisors a General Plan amendment to change the height and bulk district of the existing site, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. See first item under this case number for a project description. Preliminary Recommendation: Adoption of Draft Resolution
- 18f. 2003.0584EKXCMTZLU 690 MARKET STREET - north side at northeast corner of Kearny and Gears Streets. Lot 6. in Assessor's Block 311 - Request for adoption of a resolution recommending to the

Board of Supervisors the approval of the creation of the Downtown Housing Demonstration Special Use District encompassing and comprised of the subject property, requiring a Planning Code Text Amendment and Zoning Map Amendment, for the subject property, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. See first item under this case number for a project description. Preliminary Recommendation: Adoption of Draft Resolution

19. 2003.1049T <u>ADMINISTRATIVE DISCRETIONARY REVIEW POLICY</u> - Consideration of a Resolution recommending that the Board of Supervisor's amend Planning Code Sections 311 and 312 to establish an Administrative Discretionary Review Policy, and creating a Pre-Application process for new construction and certain alterations in RH and RM districts. Preliminary Recommendation: Adoption (Continued from Resular Meeting of February 5, 2004)

(L. BADINER/D. LIM: (415) 558-6411/558-6547)
 PLANNING DEPARTMENT MANAGEMENT AUDIT - Review of Budget Analyst's management audit of June 2002 and Commission consideration of recommendations/implementation by Planning Commission for follow-up.
 (Continued from Regular Meeting of February 5. 2004)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

DOCUMENTS DEPT.

FEB 2 3 2004

SAN FRANCISCO PUBLIC LIBRARY

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, February 26, 2004

1:30 PM

2/26/04

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee; Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSIGN STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to hesheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared Item to: Planning Commission, 1680 Mission Street, Suite 500, San Francisco, Co. A 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared Item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: Ind.a.verv@sigov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in witten correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Hease be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00.2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.stoo.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hottine at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 545-47724, by tax at (1415) 554-7846 or by E-mail at Donna_Hall@cisf.acus.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President:

Shelley Bradford Bell Commission Vice-President: Sue Lee:

Commissioners: Michael J. Antonini: Rev. Edgar E. Boyd: Lisa Feldstein:

Kevin Hughes; William L. Lee

CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE A.

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar

(A. AGUILAR: (415) 558-5973) 1. 2001.1039F 55 NINTH STREET - Certification of a Final Environmental Impact Report: The State Compensation Insurance Fund (SCIF) proposes to expand their San Francisco office at 1275 Market Street by constructing an adjacent 12-story, approximately 268,000 gross-square-foot (gsf) office building at 55 Ninth Street. The project site (Assessor's Block 3701, Lot 63) is occupied by a surface parking lot and located mid-block on the northeastern side of Ninth Street in the block bounded by Market, Ninth, Mission, and Eighth Streets in the Mid-Market neighborhood. The new building would be approximately 198 feet high, including mechanical penthouse, and would have a twolevel below-grade parking garage with about 126 parking spaces. The entrance to the new building and access to off-street parking and loading would be from Ninth Street. Trucks would enter and exit on Ninth Street and could exit to Laskie Street onto Mission Street. The project site is zoned C-3-G (Downtown General Commercial) and is within a 120-X Height and Bulk District.

Preliminary Recommendation: Certify the Final Environmental Impact Report. Please note that the public review period for the Draft Environmental Impact Report ended at 5:00 pm. January 27, 2004.

(Proposed for Continuance to March 4, 2004)

2. 2001.1039E!KBMXZ (M. LUELLEN: (415) 558-6478) 55 NINTH STREET - east side between Mission and Market Streets, Lot 063 in Assessor's Block 3701 - Requests for: (1) Recommendation to reclassify the site from a 120-X Height and Bulk District to a 200-S Height and Bulk District; (2) Recommendation to amend the Downtown Area Plan of the General Plan to reclassify the site from a 120-X Height and Bulk District to a 200-S Height and Bulk District; (3) Determination of Compliance and Exceptions under Planning Code Section 309 (Downtown Project); (4) Authorization under Planning Code Sections 320 through 325 for a 12-story, approximately 198 foot tall building with up to approximately 268,000 square feet of office space; and (5) Finding no adverse shadow impact. The Project also includes approximately 25,392 square feet of open space, two loading docks, and approximately 126 off-street parking spaces.

Preliminary Recommendation: Adopt findings and draft resolutions, and approve with conditions.

(Proposed for Continuance to March 4, 2004)

3. (P. LORD: (415) 558-6311) 2003.1312T LANDMARK TRANSFERABLE DEVELOPMENT RIGHTS AND ARTWORK CONTRIBUTIONS - Consideration of an Ordinance amending the San Francisco Planning Code by amending Section 128 to allow a City-owned landmark in a P (Public) zoning district that is adjacent to properties zoned C-3 (Downtown Commercial) to sell Transferable Development Rights and by a amending Section 149 to authorize the landmark to receive artwork contributions in order to finance rehabilitation and restoration of the exterior of the property; adopting findings of consistency with the priority polices of Planning Code Section 101.1 and the General Plan.

(Pronosed for Continuance to March 4.2004)

4. 2000.465E: (R COOPER: (415) 558-5974) HOUSING ELEMENT OF THE SAN FRANCISCO GENERAL PLAN - Appeal of the Preliminary Negative Declaration for the proposed revision of the Housing Element of the San Francisco General Plan, which is an update of the 1990 Residence Element of the San Francisco General Plan. The Housing Element is a public policy document that comprehensively addresses issues of housing needs for San Francisco residents and households. Included in the Housing Element is San Francisco population, employment and housing data analysis. Eight new policies are proposed to be added to the 63 policies and 11 objectives that have been modified or retained from the 1990 Residence

Preliminary Recommendation: Uphold Preliminary Negative Declaration (Proposed for continuance to March 18, 2004)

5a. 2003.0904D

(J. MILLER: (415) 558-6344)

937 - 939 JACKSON STREET - south side between Powell and Mason; Lot 028 in Assessor's Block 0191 - Mandatory Discretionary Review of Building Permit Application No. 2003.0724.0318 proposing the demolition of a two-family dwelling and its replacement with a new building containing nine dwelling units. The subject property is located in an RM-3 (Mixed Residential, Medium Density) District and a 65-A Height and Bulk District.

Preliminary Recommendation: Do Not Take Discretionary Review and approve the Demolition Permit.

(Continued from Regular Meeting of January 8, 2004) (Proposed for Continuance to April 1, 2004)

5b. 2003.0535EDV

(J. MILLER: (415) 558-6344)

937 - 939 JACKSON STREET - south side between Powell and Mason Streets, Lot 028 in Assessor's Block 0191, in an RM-3 (Mixed Residential, Medium Density) District and a 65-A Height and Bulk District - Request for Discretionary Review of Permit Application 2003.05.20.5122 to construct a new four-story, nine-unit residential building approximately 40 feet in height.

Preliminary recommendation: Take Discretionary Review and approve the permit with conditions.

(Continued from Regular Meeting of January 8, 2004) (Proposed for Continuance to April 1, 2004)

6 2004 0151D

(M. WOODS: (415) 558-6315)

2250 JACKSON STREET - north side between Buchanan and Webster Streets; Lot 008 in Assessor's Block 0589 - Mandatory Discretionary Review, under the Plasmor Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.07.07.8857S, proposing to merge five dwellings units to a single-family residence in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.

Preliminary Recommendation: Pending (Proposed for Continuance to April 8, 2004)

7. 2003.0873D

(G. CABREROS: (415) 558-6169)

2524-2540 ANZA STREET - north side between 16th and 17th Avenues; Lot 023 in Assessor's Block 1528 - Request for Discretionary Review of Building Permit Application No. 2002.12.10.3209, proposing to add a new fourth floor to the existing three-story, four-

unit building in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X. Height and Bulk District.

Preliminary Recommendation: Pending (Continued from Regular Meeting of January 8, 2004) (Proposed for Continuance to April 8, 2004)

2003.1079D (R. CRAWFORD: (415) 558-6358)
 3344 MARKET STREET - northeast side between Glendale and Clayton Streets.
 Assessor's Block 2717 Lot 004F. Mandatory Discretionary Review, under the Planning
 Commission's policy requiring review of housing demolition of Demolition Permit
 Application No. 2003.06.26.8149, to demolish the existing one family house and
 construct a new one family house in an RH-2 (Residential House, Two Family) District,
 and a 4D-X Heighth and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review, and approve the Demolition Permit.

(Continued from Regular Meeting of January 8, 2004)
(Proposed for Indefinite Continuance)

2003.1327DD
 (M. SMITH: (415) 558-6322) 830 GARFIELD STREET - north side of the street between Monticello and Byxbee Streets, Lot 025 in Assessor's Block 6997 - Request for Discretionary Review of Building Permit Application No. 2003.09.16.4881, proposing to construct a two-story rear horizontal addition on a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take discretionary review and approve the project

DISCRETIONARY REVIEW APPLICATIONS WITHDRAWN

10a. 2003.0584EKXCMTZLU (A. LIGHT: (415) 558-6254) 690 MARKET STREET - north side at northeast corner of Kearny and Geary Streets. Lot 6. in Assessor's Block 311 - Request for adoption of CEQA findings and a mitigated negative declaration pursuant to 1) a finding that a net new shadow impact on Union Square Park is not adverse; 2) a Determination of Compliance under Section 309 of the Planning Code to permit an eight-story vertical addition, historic façade restoration, and conversion of an existing office building to a mixed-use project for up to 64 residential dwelling units, up to 73 hotel time-share units, approximately 6,500 square feet of ground level retail space, and a sub grade parking garage (capable of accommodating up to 29 independently-accessible parking spaces and two loading spaces with the capability of accommodating up to 100 vehicles through the use of valet services and vehicle stacking), with exceptions to the Planning Code for the separation of towers requirement, residential open space requirements, publicly-accessible open space requirements, dwelling unit exposure requirements, ground-level wind currents, independentlyaccessible parking, sunlight access to sidewalks, and an upper tower extension; 3) a Conditional Use application to allow a hotel in the C-3-O (Downtown, Office) Zoning District; 4) a recommendation to the Board of Supervisors for a General Plan amendment to change the height and bulk district of the existing site; 5) a recommendation to the Board of Supervisors for approval of the creation of the Downtown Housing Demonstration Special Use District encompassing and comprised of the subject property and allowing, among other items, exceptions under Section 309 for residential open space requirements, publicly-accessible open space requirements, and dwelling unit exposure; 6) recommendation to the Board of Supervisors for conditional designation as San Francisco Landmark No. 243 (to be heard at a subsequent Planning Commission hearing date); and 7) recommendation to the Board of Supervisors for conditional approval of a Mills Act Contract (also to be heard at a subsequent Planning Commission hearing date); all for the subject property, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. The proposal is to:

- Seismically upgrade the subject 16-story office building (The Old Chronicle Building), which would include infilling a large light well at the rear of the building that is not visible from any public right-of-way;
- Restore the historic building façade by removing a non-historic metal, glass and marble cladding system installed in 1962 and rehabilitatiing/restoring/reconstructing intact, damaged and missing historic facade features:
- 3) Construct an eight-story vertical addition that will result in a building height of approximately 312 feet, and a Floor Area Ratio (FAR) of approximately 19.68 if the residential floor space were to be counted toward the FAR calculation as currently required by the Planning Code (see item No. 5 below):
- 4) Convert the existing office building use to a mixed-use project that would have at least 40, but up to 64 residential dwelling units, at least 49, but up to 73 hotel timeshare units (for a combined total of 113 hotel and residential units), approximately 6.500 square feet of ground level retail space, replacing an existing retail bank, and creating a sub grade parking structure, that given the irregular floor plate shape and placement of support columns would yield a maximum of 29 independently-accessible parking spaces and two loading spaces on the project site with the capability of providing up to 100 valet and vehicle-stacking spaces in place of the independently-accessible spaces. The new parking facility would be accessed through an existing sub grade garage facility at the adjacent 88 Kearny Street property, thereby not requiring a garage entrance at the ground level of the subject 690 Market Street property.
- 5) In order to construct the addition; infill the light well; implement the proposed change of use; grant exceptions for residential open space, publicly-accessible open space, and dwelling unit exposure under the procedures of Section 309, a new Special Use District is proposed to change the existing height district to a 285-S Height and Bulk District (the Planning Code allows for a 10% increase in height over the height limit under certain criteria, in this case up to 313.5 feet), eliminate residential uses from Floor Area Ratio calculations, and allow said exceptions under Section 309 instead of requiring variances. The Special Use District would also require a minimum of 15% on-site or 17% off-site Below Market Rate (BMR) units. The Downtown Element of the General Plan must also be amended as it specifies the height and bulk districts as currently designated within the C-3 zoning districts;
- 6) The Project Sponsor is proposing to meet the Below Market Rate (BMR) housing requirement by constructing the required BMR units off-site at 938 Market Street, a project that is seeking authorization concurrently with the subject application (2003.0587HXVLU):
- 7) The project sponsors are seeking to avail themselves of the Mills Act, which allows local governments to grant property tax relief benefits in exchange for the guaranteed preservation of a historic property. In order to qualify under the San Francisco Administrative Code, the property must either be designated as a San Francisco Landmark or listed separately on the National Register. As neither condition is the case with the subject property, the project sponsor is seeking conditional San Francisco landmark status. The proposed Landmark Designation would become final upon the completion of the proposed project consistent with the Rehabilitation Program set forth by the proposed Mills Act contract.

Preliminary Recommendation: Adopt CEQA findings and mitigated negative declaration.

(Continued from Regular Meeting of February 19, 2004)

NOTE: On February 19, 2004, without hearing the merit of the case, the Commission passed a motion to continue this item to March 18, 2004. <u>The proposal is now to consider continuing this item to March 11, 2004.</u>

10b. 2003.0584EKXCMTZLU 690 MARKET STREET - north side at northeast corner of Kearry and Geary Streets, Lot 6, in Assessor's Block 311 - Request for a finding that a net new shadow impact on Union Square Park is not adverse for the subject property, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. See first item under this case number for a project description.

Preliminary Recommendation: Adopt finding.

(Continued from Regular Meeting of February 19, 2004)

NOTE: On February 19, 2004, without hearing the merit of the case, the Commission passed a motion to continue this item to March 18, 2004. <u>The proposal is now to consider continuing this item to March 11, 2004.</u>

10c. 2003.0584EKXCMTZLU (A. LIGHT: (415) 558-6254) 690 MARKET STREET - north side at northeast corner of Kearny and Geary Streets, Lot 6. in Assessor's Block 311 - Request for a Determination of Compliance under Section 309 of the Planning Code to permit an eight-story vertical addition, historic facade restoration, and conversion of an existing office building to a mixed-use project for up to 64 residential dwelling units, up to 73 hotel time-share units, approximately 6,500 square feet of ground level retail space, and a sub grade parking garage (capable of accommodating up to 29 independently-accessible parking spaces and two loading spaces with the capability of accommodating up to 100 vehicles through the use of valet services and vehicle stacking), with exceptions to the Planning Code for the separation of towers requirement, residential open space requirements, publicly-accessible open space requirements, dwelling unit exposure requirements, ground-level wind currents, independently-accessible parking, sunlight access to sidewalks, and an upper tower extension, for the subject property, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. See first item under this case number for a project description. Preliminary Recommendation: Approval of Determination of Compliance with Exceptions Motion with Conditions.

(Continued from Regular Meeting of February 19, 2004)

NOTE: On February 19, 2004, without hearing the merit of the case, the Commission passed a motion to continue this item to March 18, 2004. The proposal is now to consider continuing this Item to March 11, 2004.

10d. 2003.0584EKXCMTZLU 690 MARKET STREET - north side at northeast corner of Kearny and Geast Streets, Lot 6, in Assessor's Block 311 - Request for a Conditional Use application to allow a hotel in the C-3-O (Downtown, Office) Zoning District, for the subject property, which is in the C-3-O 7oning District and a 250-S Height and Bulk District. See first item under this case number for a proiect description.

Preliminary Recommendation: Approval of Conditional Use Motion with Conditions.

(Continued from Regular Meeting of February 19, 2004)

NOTE: On February 19, 2004, without hearing the merit of the case, the Commission passed a motion to continue this item to March 18, 2004. <u>The proposal is now to consider continuing this item to March 11, 2004</u>.

10e. 2003.0584EXXCMTZLU <u>890 MARKET STREET</u> - north side at northeast corner of Kearny and Geary Streets, Lot 6, in Assessor's Block 311 - Request for adoption of a resolution recommending to the Board of Supervisors a General Plan amendment to change the height and bulk district of the existing site, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. See first item under this case number for a project description. Preliminary Recommendation: Adoption of Draft Resolution (Continued from Regular Meeting of February 19, 2004) NOTE: On February 19, 2004, without hearing the merit of the case, the Commission passed a motion to continue this item to March 18, 2004. <u>The proposal is now to consider continuing this item to March 11, 2004.</u>

10f. 2003.0584EKXCMTZLU 690 MARKET STREET - north side at northeast corner of Kearny and Geary Streets, Lot 6, in Assessor's Block 311 - Request for adoption of a resolution recommending to the Board of Supervisors the approval of the creation of the Downtown Housing Demonstration Special Use District encompassing and comprised of the subject property, requiring a Planning Code Text Amendment and Zoning Map Amendment, for the subject property, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. See first item under this case number for a project description. Preliminary Recommendation: Adoption of Draft Resolution (Continued from Regular Meeting of February 19, 2004)

NOTE: On February 19, 2004, without hearing the merit of the case, the Commission passed a motion to continue this item to March 18, 2004. <u>The proposal is now to consider continuing this item to March 11, 2004.</u>

B. COMMISSIONERS' QUESTIONS AND MATTERS

11. Commission Comments/Questions

C. DIRECTOR'S REPORT.

- 12. Director's Announcements
- 13. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
- 14. (T. KELLEY) <u>ARTICLE 10 COMMITTEE PRESENTATION</u> – Informational presentation on the Landmarks Preservation Advisory Board, its Code mandated interactions with the Planning Commission on issues of Landmarks, CEQA, and historical resources as well as recommended modifications to Article 10.

D. REGULAR CALENDAR

15. 2003.1314C (M. Ll: (415) 558-6396) 900-916 (RANT AVENUE - northeast corner at Washington Street, Lot 012 in Assessor's Block 0194 - Request for conditional use authorization to establish a small self-service restaurant (an ice cream parlor) of approximately 1000 square feet within the Cliniatown Visitor Retail District and a 50-N Height and Bulk District. There will be no physical expansion of the existing building. The name of the business is not known at this time.

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of February 19, 2004)

16. 2003.0263D (D. DiBARTOLO: (415) 558-6291) 3148-3150 GEARY BOULEVARD northeast corner of Geary Blvd. and Spruce Street: Lot 028 in Assessor's Block 1066 - Request for Discretionary Review of Building Permit Application No. 2002.07.17.1660, proposing to construct a four-story mixed-use structure with retail space and seven off-street residential parking spaces at the ground level and seven residential units occupying the upper floor levels in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. A permit application has also been filed to allow the demolition of the vacant one-story commercial building which currently occupies the site.

demolition.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

- 17a. 2003.1214D (S. VELLVE: (415) 558-6263) 120 MAYNARD STREET south side between Craut and Congdon Streets; Lot 039 in Assessor's Block 5894 Mandatory Discretionary Review, pursuant to the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application 2002.11.22.2105, proposing to demolish a single-family dwelling in a RH-1 (House, One-Family) Zoning District, and a 40× Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the
- 17b. 2003.1215D (S. VELLVE: (415) 558-6263) 120 MAYNARD STREET south side between Craut and Congrish Streets; Lot 039 in Assessor's Block 5894 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application 2002.11.22.2107, proposing to construct a two-story over ground/garage, single-family dwelling in a RH-1 (House, One-Family) Zoning District, and a 40-X Height and Bulk District.
 - Preliminary Recommendation: Take Discretionary Review and approve with modifications.
- 17c. 2003.1216D (S. VELLVE: (415) 558-8263) 122 MAYNARD STREET - south side between Craut and Congdon Streets; Lot 040 in Assessor's Block 5894 - Staff initiated and public Request for Discretionary Review of Building Permit Application 2002.11.22.2101, to construct a new two-story over ground/garage, single-family dwelling located in an RH-1 (House, One-Family) District, and a 40-X Height/Bulk District.
 Preliminary Recommendation: Take Discretionary Review and approve with modifications.
- 18. 2003.1263D (E. TOPE: (415) 558-6316) 80 RIVERTON DRIVE east side near Ocean Avenue; Lot 029 in Block 7252 Request for Discretionary Review of Building Permit Application No. 2003.08.05.1299S, proposing to construct a horizontal and vertical addition to an existing single family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-x Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
- 19. 2003.1330D (F. JONES: (415) 558-6477) 1695 25TH AVENUE west side, between Moraga and Lawton Avenues, Lot 021 in Block 1918 Discretionary Review request, for a building permit (No. 2003.10.16.7721) to allow the construction of a third-story, vertical addition to an existing two-story, two-family dwelling. The property is located in the RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as revised.
- 2003.1281DD

 (B. FU: (415) 558-6613)
 1380 HAMPSHIRE STREET
 west side, between 25th and 26th Streets; Lot 011 in Assessor's Block 4275 Request for Discretionary Review and Planning Department Staff-Initiated Discretionary Review, of Building Permit Application No. 2003.07.07.8907 to construct a new one-story vertical addition and a rear horizontal addition to the existing two-story building in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

E. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
 (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, March 4, 2004

1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee; Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1860 Mission Street, 5th floor, no later than 500 PM the Wednesday (eight days) prior to Residualed public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item the Or Planning Commission, 1860 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11.00 AM on the day The hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: Ind.a.every@stov.or

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption. Amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization,

DOCUMENTS DEPT.

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SAN FRANCISCO PUBLIC LIBRARY

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or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors thim 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing, Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance [ISF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.sfoxu.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna, Hall Miller ist or as

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

:30		

ROLL CALL:

Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee

Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein; Commissioners:

Kevin Hughes; William L. Lee

CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2001.1039E!KBMZX

(M. LUELLEN: (415) 558-6478) 55 NINTH STREET - East side between Mission and Market Streets. Lot 063 in Assessor's Block 3701 - Requests for: (1) Recommendation to reclassify the site from a 120-X Height and Bulk District to a 200-S Height and Bulk District; (2) Recommendation to amend the Downtown Area Plan of the Ceneral Plan to reclassify the site from a 120-X Height and Bulk District to a 200-S Height and Bulk District; (3) Determination of Compliance and Exceptions under Planning Code Section 309 (Downtown Project); (4) Authorization under Planning Code Sections 320 through 325 for a 12-story, approximately 198 foot tall building with up to approximately 268,000 square feet of office space; and (5) Finding no adverse shadow impact. The Project also includes approximately 25.392 square feet of open space, two loading docks, and approximately 126 off-street parking spaces.

Preliminary Recommendation: Adopt findings and draft resolutions, and approve with conditions.

(Continued from Regular Meeting of February 26, 2004)

(Proposed for Continuance to March 25, 2004)

2. 2003.1091C

(D. DiBARTOLO: (415) 558-6291) 2696 GEARY BOULEVARD - northeast corner of Geary Boulevard and Emerson Street: Lot 004 in Assessor's Block 1071 - Request for conditional use authorization pursuant to Section 712.83 of the Planning Code to install and operate a wireless telecommunication facility for Nextel Communications within an NC-3 (Moderate Scale Neighborhood Commercial) Zoning District and an 80-D Height and Bulk District, upon the roof of an approximately 84-foot tall self-storage building (Public Storage Inc.). As per the City and County of San Francisco's Wireless Telecommunication Services (WTS) Facilities Siting

Guidelines the proposal is a Preferred Location Preference 2, as it is a co-location site. Preliminary Recommendation: Pending (Continued from Regular Meeting of February 5, 2004)

(Proposed for Continuance to April 1, 2004)

3a. 2003.1181KCB (M. L1: (415) 558-6396)

801-825 MISSION STREET - the entire block bounded by 4th, Minna, 5th, and Mission Streets, Lot 067 in Assessor's Block 3724 - Request for a General Plan Referral to determine if the construction of a wireless telecommunications facility for Cinqular Wireless on the 5th & Mission Garage is consistent with the objectives and policies of the General Plan.

Preliminary Recommendation: Determination that the project is consistent with the objectives and policies of the General Plan.

(Continued from Regular Meeting of February 19, 2004)

(Proposed for Continuance to April 1, 2004)

3b. 2003.1181KCR

(M. LI: (415) 558-6396)

801-825 MISSION STREET - the entire block bounded by 4th. Minna, 5th, and Mission Streets, Lot 067 in Assessor's Block 3724 - Request for conditional use authorization to install a wireless telecommunications facility for Cingular Wireless consisting of one antenna and two equipment cabinets on the 5th & Mission Garage. The antenna will be façade-mounted against an existing elevator penthouse on the roof of the garage and the equipment cabinets will be located adjacent to the same penthouse. The project site is within a P (Public Use) District and a 90-X/340-I Height and Bulk District. The proposed facility meets Location Preference 1 of the WTS Facilities Sting Guidelines.

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of February 19, 2004)

(Proposed for Continuance to April 1, 2004)

4 2003 1254D

(E. TOPE: (415) 558-6316)

170 ST. GERMAIN AVENUE - north side at Glenbrook Avenue; Lot 009 in Block 2708 - Request for Discretionary Review of Building Permit Application No. 2003.07.31.0905, proposing to construct a horizontal and vertical addition to an existing single family dwelling in an RH-1 (D) (Rosidential, Houss, One-Family, Detached Dwelling) District and a 40-x Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

(Continued from Regular Meeting of February 12, 2004)

(Proposed for Continuance to April 8, 2004)

2003.12201

(K. RICH (415) 558-6345)

CITY COLLEGE OF SAN FRANCISCO - Submission of 10 year Institutional Master Plan by City College of San Francisco and subsequent public hearing as per Planning Code Section 304.5 (d). The purpose of this hearing is for the receipt of public testimony only, and shall in no way constitute an approval or disapproval of the institutional master plan by the Planning Commission.

Preliminary Recommendation. No Action Required. Receipt of Public Testimony Only. (Proposed for Continuance to May 6, 2004)

6. 2003.1177C

(E. TOPE: (415) 558-6316)

2301 FILLMORE STREET - northwest corner at Clay Street, Lot 004 in Assessor's Block 0611 - Request for Conditional Use Authorization pursuant to Planning Code Sections 718.48 and 790.38, to allow amplified music and to extend the hours during which entertainment is allowed in a nonconforming bar and full-service restaurant (to be occupied by Leticia's Restaurant) in the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District. Planning Commission Motion No. 13781, adopted on November 17, 1994, limited entertainment at this location to non-amplified music and restricted the hours during which entertainment is allowed.

Preliminary Recommendation: Pending

(Proposed for Continuance to June 10, 2004)

7 2003 0657C

(G. CABREROS: (415) 558-6169)

1730 VAN NESS AVENUE - east side between Clay and Sacramento Streets, Lot 019 in Assessor's Block 0622 - Request for Conditional Use Authorization under Planning Code Sections 209.3 and 253 to allow the expansion of an institutional use (American Buddhist Cultural Society) and a building exceeding 40-feet in height in an RC-4 (Residential Commercial Combined, High Density) District, the Van Ness Special Use District and an 80-D Height and Bulk District.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of January 15, 2004)

(Proposed for Indefinite Continuance)

8. 2003.1299Z <u>REZONING OF ASSESSOR'S BLOCK 2870 LOT 48 FROM P TO RM-1</u>. Consideration of an Ordinance amending Sheet 6 and 6H of the Zoning Map of the City and County of San Francisco for Lot 48 in Assessor's Block 2870 (general location is the Southeast corner of Portola and Clipper Streets) to change the use district of the property from P (Public) to RM-1 (Residential, Mixed Districts, Low Density) and to change the height and bulk limits of the property from DS (Open Space) to 40-X. Preliminary Recommendation: Pending

(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

9 Commission Comments/Questions

C. DIRECTOR'S REPORT

- 10. Director's Announcements
- 11. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

12 2001 1039F (A. AGUILAR: (415) 558-5973) 55 NINTH STREET - Certification of a Final Environmental Impact Report: The State Compensation Insurance Fund (SCIF) proposes to expand their San Francisco office at 1275 Market Street by constructing an adjacent 12-story, approximately 268,000 gross-square-foot (gsf) office building at 55 Ninth Street. The project site (Assessor's Block 3701, Lot 63) is occupied by a surface parking lot with about 173 parking spaces and located mid-block on the northeastern side of Ninth Street in the block bounded by Market, Ninth, Mission, and Eighth Streets in the Mid-Market neighborhood. The new building would be approximately 198 feet high, including mechanical penthouse, and would have a two-level below-grade parking garage with about 126 parking spaces. The entrance to the new building and access to off-street parking and loading would be from Ninth Street. Trucks would enter and exit on Ninth Street and could exit to Laskie Street onto Mission Street. The project site is zoned C-3-G (Downtown General Commercial) and is within a 120-X Height and Bulk District.

Preliminary Recommendation: Certify the Final Environmental Impact Report. Please note that the public review period for the Draft Environmental Impact Report ended at 5:00 pm. January 27, 2004.

(Continued from Regular Meeting of February 26, 2004)

13. DISCRETIONARY REVIEW COST RECOVERY PROGRAM - On September 25, 2003, the Planning Commission directed the Department to implement cost recovery for all Discretionary Review (DR) requests, as provided in Sections 352(b) and 350(c) of the Planning Code. Discretionary Review applicants will be responsible for any time and materials costs incurred in excess of the initial fee paid for any DR projects filed. The Planning Commission will establish the start date for the Planning Department's DR Cost Recovery Program; and review details of program implementation.

Preliminary Recommendation: Establish start date sometime after April 8, 2004 to allow

one month for program start up.

14. 2004 0005L (W. HASTIE: (415) 558-6381) 2550 MISSION STREET (aka THE NEW MISSION THEATER) - west side, between 21st Street and 22nd Street. Assessor's Block 3616, Lot 7. Constructed in 1916, and then altered in 1932, this building was constructed as a movie palace and served that purpose until 1993, it was then used as a furniture retail store, but is currently vacant. The subject property is zoned NC-3 (Moderate-Scale Neighborhood Commercial) and is in a 50-X/65-B Height and Bulk District. Request for the Planning Commission's recommendation to the Board of Supervisors on the proposed landmark designation, which was initiated by the Board of Supervisors on December 9, 2003, as Landmark No. 245.

Preliminary Recommendation: Adopt resolution supporting landmark designation.

15. 2003 0607C (T. TAM: (415) 558-6325) 306 RANDOLPH STREET, north side of Randolph Street, between Ramsell and Victoria Streets, Lots 51 and 56 in Assessor's Block 7088 - Request for Conditional Use authorization pursuant to Planning Code Sections 209.3(c), 710.11, and 710.21 to establish an institutional use (residential care facility for up to 56 persons) in an existing two-story commercial building currently owned and occupied by the Yeo Lai Sah Buddhist Temple. The project will also include a lot line adjustment between Lots 51 and 56. The property is located in NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

16. 1999.0233E (B. WYCKO: (415) 558-5972) 833 - 881 JAMESTOWN AVENUE - Appeal of Preliminary Negative Declaration. The project sponsor proposes construction of a Planned Unit Development (PUD) that would consist of 198 one-, two- and three-bedroom market-rate condominiums on an approximately 6.9-acre lot, located at 833-881 Jamestown Avenue on Assessor's Block 4991, Lot 277, on the northern slope of Bayview Hill. The site is currently used as an overflow parking lot for events at Candlestick Park, which is approximately one-third of a mile southeast of the project site. The site is bordered by Jamestown Avenue (and single-family homes on the north side of Jamestown) to the north, another vacant lot to the east that also is used for parking for major events at Candlestick Park, the hillside to the south, and single-family housing to the west. Although the area proposed for development is mostly flat, development would require excavation of up to approximately 30 vertical feet at the base of the hill. The project would consist of 11 separate threeand four-story buildings: seven buildings of 12 to 18 units each along Jamestown Avenue and four buildings to the rear, at the base of the hillside. Of these latter four structures, two (36 units each) would be built atop one-story gated parking garages, while smaller buildings (one of eight and one of 10 units) would flank the garages. A total of 216 independently accessible parking spaces would be provided. The proposed project would include landscaping along Jamestown Avenue, construction of a 10-foot-wide sidewalk, two off-street freight loading areas, and about 28,900 sq. ft, of common open space, including two rear yards at the base of the hillside totaling about 7,250 sq. ft. and podium- and ground-level patios. The project also would remedy an existing drainage problem on Bayview Hill above the project site, on Recreation and Park Department land. The project site is located within the South Bayshore Plan area, in an RH-2 (Two-Family) Use District and a 40-X Height and Bulk District. As a PUD, the project would require review and approval by the City Planning Commission pursuant to Sections 303 and 304 of the Planning Code.

(Continued from Regular Meeting of February 5, 2004)
Preliminary Recommendation: Uphold the Preliminary Negative Declaration

 17. 1999.0233C <u>(J. PURVIS: (415) 558-6354)</u> <u>833-881 JAMESTOWN AVENUE</u> - south side from Ingalls to Griffith Streets; Lot 277 in Assessor's Block 4991 - Request for Conditional Use authorization under Sections 209.1(g), 303 and 304 of the Planning Code for a Planned Unit Development with up to 198 dwelling units, including one-, two- and three-bedroom units within eleven separate three- and four-story buildings. The project would include up to 216 off-street parking spaces within two garages at the base of two interior residential buildings, and two screened off-street freight loading spaces. The site is 6.9 acres on the northern slope of Bayview Hill and is within an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of February 5, 2004)

18a. 2003.1038KCR (M. LI: (415) 558-6396) 1490 MASON STREET - east side above the Broadway Tunnel, Lot 046 in Assessor's Block 0159 - Request for a General Plan Referral to determine if the construction of a wireless telecommunications facility for Sprint PCS on the Chinatown Public Health Center is consistent with the objectives and policies of the General Plan. Preliminary Recommendation: Determination that the project is consistent with the

objectives and policies of the General Plan (Continued from Regular Meeting of February 5, 2004)

18b. 2003.1038KCR 1490 MASON STREET - east side above the Broadway Tunnel, Lot 046 in Assessor's Block 0159 - Request for conditional use authorization to install a wireless telecommunications facility for Sprint PCS consisting of four antennas and five equipment cabinets on the Chinatown Public Health Center. Two antennas will be concealed inside a replacement flagpole on the roof, one antenna will be concealed inside a false vent pipe on the roof, and one antenna will be suspended from the ceiling of the Broadway Tunnel at the east entrance. The equipment cabinets will be located on the roof of the building. The project site is within an RM-2 (Residential, Mixed, Medium Density) District and a 40-X Height and Bulk District. The proposed facility meets Location Preference 1 of the WTS Facilities Stiling Guidelines.

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of February 5, 2004)

E. PUBLIC COMMENT

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Adjournment:

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 11, 2004
1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee; Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

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THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

reachial submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reaception could be received by the Planning Department reaception could be received by the Planning Department reaception could be received by 11:00 and 10:00 PM the Vedeneday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendard time to: Planning Commission 16:00 Mission Street, Built e 50:00 AM on the day 50:

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a selfcip (plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in wither correspondence delivered to the Planning commission, at, or prior to, the public hearing.

DOCUMENTS DEPT

MAR - 8 2004

SAN FRANCISCO PUBLIC LIBRARY Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 545-47724, by fax at (415) 554-784 or by E-mail at Donna_Hall@ci.st.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.stgov.org/bdsuovrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30	PM	

BOLL CALL:

Commission President: Shelley Bradford-Bell

Commission Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein;

Kevin Hughes; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 2003.1217D
 342 21^{8T} STREET east side between Geary and Clement Streets; Lot 033 in Assessor's Block 1452 Request for Discretionary Review of Permit Application No. 2003.08.07.1409, proposing to add two units to the existing single-family dwelling by constructing new third and fourth floors, and a rear addition in an RM-1 (Mixed Residential, Low Density) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take DR and approve as proposed. Proposed for Continuance to March 25, 2004)
- 2003.1061D (J. PURVIS: (415) 558-6354)
 133 St. MARY'S AVENUE Mandatory DR to demolish a fire-damaged single-family
 dwelling and construct a new three-story two-family dwelling in the RH-2 (Residential,
 Two-Family) District with a 40-X Height and Bulk Designation.
 reliminary Recommendation: Pending
 Proposed for Continuance to April 15, 2004)
- 2004.0104D (J. PURVIS: (415) 558-6354)
 133 St. MARY'S AVENUE Mandatory DR to construct a new three-story two-family dwelling after demolition of a single-family dwelling in the RH-2 (Residential, Two-Family) District with a 40-X Height and Bulk Designation.
 Preliminary Recommendation: Pending (Proposed for Continuance to April 15, 2004)
- 2004.0032D (J. PURVIS: (415) 558-6354)
 43 HAMILTON STREET Mandatory DR to demolish a single-family dwelling and
 construct a new single-family dwelling in an RH-1 (Residential, Single-Family) District
 with a 40-X Height and Bulk Designation.
 Preliminary Recommendation: Pending
 (Proposed for Continuance to April 22, 2004)
- 2004.0033D (J. PURVIS: (415) 558-6354)
 <u>43 HAMILTON STREET</u> Mandatory DR to construct a single-family dwelling following
 demolition of a single-family dwelling in an RH-1 (Residential, Single-Family) District with
 a 40-X Heighrt and Bulk Designation.
 Preliminary Recommendation: Pending
 (Proposed for Continuance to April 22, 2004)
- 2003.0946D (D. DIBARTOLO: (415) 558-6291) 458-460 35th AVENUE east side between Geary Boulevard and Clement Street: Lot 042 in Assessor's Block 1466 Request for Discretionary Review of Building Permit Application No. 2003.02.21.8034, proposing to; (1) construct a 3' 4" deep, three-level rear horizontal addition and a two-story deck and stairs; and, (2) add a new, approximately

830 square foot, partial third floor to a two-story over ground floor structure containing two dwelling units in an RH-2 (Residential House, Two-Family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised

(Continued from Regular Meeting of February 12, 2004)
Proposed for Continuance to April 22, 2004)

 2002.0731D (J. IONIN: (415) 558-6309) 3410 CALIFORNIA STREET - north side between Laurel and Locust Streets; Lot 009 in Assessor's Block 1019 - Request for Discretionary Review of Permit Application No. 2001.05.14.9020, proposing to construct a new four unit building in an RM-1 (Mixed Residential, Low Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take DR and approve with modifications.

(Proposed for Continuance to May 6, 2004)

8. 2002 1129E (L. GIBSON: (415) 558-5993) SAN FRANCISCO MARINA RENOVATION - Lot 003 of Assessor's Block 900 in the Marina District on the northern waterfront between Laguna and Lyon Streets north of Marina Boulevard - Appeal of Preliminary Mitigated Negative Declaration. The proposed project is the renovation of the San Francisco Marina Yacht Harbor. Waterside improvements would include installation of three new breakwater structures and the removal of two existing breakwater structures; reconstruction of portions of the degraded rip-rap slopes: maintenance dredging; replacement and reconfiguration of the floating docks and slips; replacement of gangways and security gates; installation of one oily water and sewage pumpout facility and refurbishment of two existing sewage pumpout facilities; and upgrade of utility services and lighting at the new floating docks. Land-side improvements would include renovation of existing marina restroom, shower, and office buildings; conversion of a vacant building into office space; construction of a new maintenance building; re-stripping of existing parking lots and public paths; and construction of a new children's play area. The site is within a P (Public) District and an OS (Open Space) Height and Bulk District.

Preliminary Recommendation: Pending

(Proposed for Continuance to June 24, 2004)

B. COMMISSIONERS' QUESTIONS AND MATTERS

- 9. Consideration of Adoption Draft Minutes of February 12, 2003.
- Commission Comments/Questions

C. DIRECTOR'S REPORT

- Director's Announcements
- 12. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

13. 2003.1132D (T. TAM: (415) 558-6325) 1459 4TH AVENUE - west side between Kirkham and Judah Streets, Lot 12 in Assessor's Block 1829 - Request for Discretionary Review for Building Permit Application No. 2003.07.17.9719, proposing to alter a previously approved construction of a new single-family dwelling, specifically to correct the dimension of the adjacent property to the north on the site permit. The property is located in the RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

- 14. 2003.0741D (T. TAM: (415) 558-6325)
 - 580 OAK PARK DRIVE end of Oak Park Drive, a cul-de-sac, 450 feet from the corner of Devonshire Way and Oak Park Drive, located in the Forest Knolls Neighborhood, in a residential enclave sandwiched between Mount Sutro and the Laguna Honda Reservoir, Lot 30 in Assessor's Block 2676 Request for Discretionary Review for Building Permit Application No. 2002.12.04.2261, proposing to construct a new three-story-over-garage, single-family dwelling in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

15a. 2003.0047DDDDDDDDDDDV 44 LURMONT TERRACE - a cul-de-sac on the north side of Leavenworth Street between Greenwich and Lombard Streets; Lot 025 in Assessor's Block 0071 - Mandatory Discretionary Review and Requests for Discretionary Review of Building Permit Application No. 2003.05.08.4122, proposing the construction of a four-story, single-family dwelling within an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The related demolition, Case No. 2004.0030D is not before the Commission under the Residential Demolition Policy because the home to be demolished is appraised at greater than \$1.2 million.

Preliminary Recommendation: Take Discretionary Review and approve with modifications.

(Continued from Regular Meeting of January 22, 2004)

- 15b. 2003.0047DDDDDDDDDDDV (G. NELSON: (415) 558-6257) 44 LURMONT TERRACE - a cul-de-sac on the north side of Leavenworth Street between Greenwich and Lombard Streets; Lot 025 in Assessor's Block 0071 - Request for Variance from the rear yard requirements of the Planning Code to construct a singlefamily dwelling partially into the required rear yard, within an RH-3 (Residential, House, Three-family) District, and a 40-X Height and Bulk District. Section 134 of the Planning Code states that in an RH-3 District, in the case of any lot that abuts along both its side lot lines upon lots with buildings that front on another street or alley, the minimum rear vard depth shall be 25 percent of the total depth of the lot, or 15 feet, whichever is greater. On the approximately 80-foot deep subject lot, this results in a rear yard requirement of 20 feet, with the south side of the lot being considered the rear. The proposed construction would project into the required rear yard by up to 11 feet at the ground (garage) floor level, extending to within 9 feet of the south property line. The application requesting a Variance will be heard by the Zoning Administrator. (Continued from Regular Meeting of January 22, 2004)
- 16a. 2003.1268D (T. WANG: (415) 558-6335) 571 VALLEY STREET south side between Castro and Diamond Streets; Lot 020 in Assessor's Block 7536 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.10.03.8119, proposing to demolish an existing single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve demolition. (Continued from Regular Meeting of January 22, 2004)

- 16b. 2003.1289D (T. WANG: (415) 558-6335) 571 VALLEY STREET south side between Castro and Diamond Streets; Lot 020 in Assessor's Block 7536 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2002.10.03.8125, proposing to construct a new three-story over garage and basement, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project. (Continued from Regular Meeting of January 22, 2004)
- 17. 2004.0092! (D. ARGUMEDO: (415) 558-6284) ALLIANT INTERNATIONAL UNIVERSITY - Notification by Zoning Administrator of filing of 10 year abbreviated Institutional Master Plan by Alliant International University per Planning Code Section 304.5 (d). The University's San Francisco Bay Area campus is currently located in Alameda but proposed for relocation to One Beach Street. As this is submission of an abbreviated institutional master plan, the Planning Commission may, at its option, either hold or not hold a public healing on the plan. Preliminary Recommendation: No Action Required. Receipt of Public Testimony only.
- 18. 2004.0050T

 PERMITTING TOURIST HOTELS OF 75 ROOMS OR LESS IN THE SERVICE/SECONDARY OFFICE (SSO) ZONING DISTRICT Consideration of an Ordinance amending the San Francisco Planning Code by amending Section 818.78 to Table 818 to allow a tourist hotel of 75 rooms or less as a principal permitted use in the SSO (Service/Secondary Office District; adopting findings of consistency with the priority polices of Planning Code Section 101.1 and the General Plan.

 Preliminary Recommendation: Disapproval with recommendations.
- 19. 2003.1312T

 LANDMARK TRANSFERABLE DEVELOPMENT RIGHTS AND ARTWORK CONTRIBUTIONS Consideration of an Ordinance amending the San Francisco Planning Code by amending Section 128 to allow a City-owned landmark in a P (Public) zoning district that is adjacent to properties zoned C-3 (Downtown Commercial) to sell Transferable Development Rights and by a amending Section 149 to authorize the landmark to receive artwork contributions in order to finance rehabilitation and restoration of the exterior of the property; adopting findings of consistency with the priority polices of Planning Code Section 101.1 and the General Plan.

 Preliminary Recommendation: Approval (Continued from Regular Meeting of February 26, 2004)
- 2003.1260D
 (E. TOPE: (415) 558-6316)
 111 COUNTRY CLUB DRIVE east side near Berkshire Way; Lot 031 in Block 7277 Request for Discretionary Review of Building Permit Application No. 2003.08.08.1594S, proposing to construct a horizontal and vertical addition to an existing single family dwelling in an RH-1(D) (Residential, House Districts, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District.

 Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
- 2003.0945D
 1907 EGBERT AVENUE northeast corner at Bayshore Boulevard; Lot 002B in Assessor's Block 5439 Discretionary Review of Building Permit Application No. 2003.04.11.2024, proposing new construction of a 2-story-over-garage single-family dwelling. The site is in an RH-1 (Residential, House, One-Family) Use District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

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SAN FRANCISCO

PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, March 11, 2004

1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Michael J. Antonini Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

A. REGULAR CALENDAR

22a. 2003.1012D

(F. JONES (415) 558-6477)

168 29th STREET - south side between Dolores Street and San Jose Avenue; Lot 017 in Assessors Block 6617. Mandatory Discretionary Review of Building Permit Application No. 2003.06.04.6254 pursuant to the Planning Commission's policy requiring review of all residential demolitions. The proposal is to demolish an existing 1-story, residential unit with commercial space in an NC-1 (Neighborhood Commercial Cluster) 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and Approve Demolition.

(Continued from Regular Meeting of January 22, 2004)

22b. 2003.1316DD

(F. JONES (415) 558-6477)

168 29th STREET - south side of 29th Street between Dolores Street and San Jose Avenue; Lot 017 in Assessors Block 6617. Mandatory Discretionary Review of Building Permit Application No. 2003.06.04.6259 pursuant to the Planning Commission's policy for review of all new residential construction. The new construction is also the subject of a Discretionary Review filed by an adjacent neighbor. The proposal is for the new construction of a four-story, four-unit building in an NC-1 (Neighborhood Commercial Cluster) 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project

(Continued from Regular Meeting of January 22, 2004)

DOCUMENTS DEPT.

MAR - 9 2004

SAN FRANCISCO PUBLIC LIBRARY



SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting &

Calendar

Commission Chambers - Room 421
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 18, 2004
12:00 PM

DOCUMENTS DEPT.

MAR 1 5 2004

SAN FRANCISCO PUBLIC LIBRARY

President: Shelley Bradford Bell Vice-President: Michael J. Antonini

Vice-President: Michael J. Antonini Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

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SF C 55 # 14 B/18/04 Special Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision

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For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at 10nna, Hall@ci sif-ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

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- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

12:00 PM

ROLL CALL: Commission President:

Shelley Bradford Bell Commission Vice-President: Michael J. Antonini

Rev. Edgar E. Boyd: Lisa Feldstein: Commissioners: Kevin Hughes; Sue Lee; William L. Lee

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

B. **EXECUTIVE SESSION**

PUBLIC EMPLOYEE PERFORMANCE EVALUATION - Pursuant to Government Code Section 54957, the Planning Commission will meet in closed session to review the performance evaluation of Linda Avery, Planning Commission Secretary.

At the conclusion of the closed session, and pursuant to Section 67.14(a) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information which a majority deems to be in the public interest.

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

DOCUMENTS DEPT.

MAR 1 5 2004

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Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 18, 2004 1:30 PM

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Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee; Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:0 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to. Planning Commission, 1660 Mission Street, Suite 5:00, San Francisco, CA 94103-2414. Comments received by 11:10 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete starbution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: India avery@efgov.org.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a vanance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devoices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (674.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during outpic meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http//www.sfgoo.org/ethics.

Accessible Meeting Policy

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COMMUNICATIONS

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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM	
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BOLL CALL:

Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee Commissioners: Michael

sioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes; William L. Lee

A. EXECUTIVE SESSION RESULTS

PUBLIC EMPLOYEE PERFORMANCE EVALUATION. - Pursuant to Government Code Section 54957, the Planning Commission will meet in closed session to review the performance evaluation of Linda Avery, Planning Commission Secretary.

At the conclusion of the closed session, and pursuant to Section 67.14(a) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information which a majority deems to be in the public interest.

B. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0914R 675 TOWNSEND STREET - The project is related to Planning Case No. 1998.455C, a mixed use development of 148 dwelling units, approximately 35,000 square feet of ground floor commercial space and 256 parking spaces in two basement levels. Due to the presence of a Caltrain easement in the Townsend Street right-of-way, the originally proposed 7-6" wide sidewalk along Townsend Street would be reduced to 4'-6" to maintain a minimum distance from an existing rail line in the Townsend Street right-of-way. The reduced sidewalk width is less than the Department of Public Works' minimum 6-foot sidewalk width standard.

Preliminary Recommendation: Finding the proposal not in conformity with the General

(Proposed for Continuance to March 25, 2004)

- (D. ALUMBAUGH/J. RUBIN: (415) 558-6601/558-6310)
 CENTRAL WATERFRONT NEIGHBORHOOD PLAN Informational presentation on the
 draft Central Waterfront Neighborhood Plan, a part of the Better Neighborhoods Program.
 The purpose is to present staff's suggested amendments to the draft plan and to clarify
 the plan's proposals for housing. No action is requested.
 (Continued from Regular Meeting of February 19, 2004)
 (Proposed for Continuance to April 15, 2004)
- 2003.1230C
 (E. TOPE: (415) 558-6316)
 1014 CLEMENT STREET north side between 11th and 12th Avenues, Lot 019 in Assessor's Block 1422 Request for Conditional Use Authorization pursuant to Planning Code Section 716.51 to allow a medical service use (Wu's Healing Center) on the second floor in the Inner Clement Street Neighborhood Commercial District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions (Proposed for Continuance to April 8, 2004)

4. 2003.1178C

(G. CABREROS: (415) 558-6169)

2947 GEARY BOULEVARD - southeast corner of Geary Boulevard and Blake Street in an NC-3 (Moderate-scale Neighborhood Commercial) District and a 4 d-X Height and Bulk District, Lot 024 in Assessor's Block 1090 - Request for Conditional Use Authorization under Planning Code Section 712.64 to allow automotive sales at the ground floor. The proposal is to dedicate approximately 790 square feet for automotive sales use within the existing business, known as Lock World. No construction is proposed as the use would occur within the existing one-story building.

Preliminary Recommendation: Approval with Conditions

<u>NOTE:</u> Staff has discovered that information used to process this case was mis-represented. An indefinite continuance is requested until the matter is resolved.

C. COMMISSIONERS' QUESTIONS AND MATTERS

- 5. Consideration of Adoption Draft minutes from February 5, 19, and 26, 2004.
- Commission Comments/Questions

D. DIRECTOR'S REPORT

- Director's Announcements
- 8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

E. REGULAR CALENDAR

9a

2003.0584EKXCMTZLU (A. LIGHT: (415) 558-6254) 690 MARKET STREET - north side at northeast corner of Kearny and Geary Streets. Lot 6, in Assessor's Block 311 - Request for adoption of CEQA findings and a mitigated negative declaration pursuant to 1) a finding that a net new shadow impact on Union Square Park is not adverse; 2) a Determination of Compliance under Section 309 of the Planning Code to permit an eight-story vertical addition, historic facade restoration, and conversion of an existing office building to a mixed-use project for up to 64 residential dwelling units, up to 73 hotel time-share units, approximately 6,500 square feet of ground level retail space, and a sub grade parking garage (capable of accommodating up to 29 independently-accessible parking spaces and two loading spaces with the capability of accommodating up to 100 vehicles through the use of valet services and vehicle stacking), with exceptions to the Planning Code for the separation of towers requirement, residential open space requirements, publicly-accessible open space requirements, dwelling unit exposure requirements, ground-level wind currents, independentlyaccessible parking, sunlight access to sidewalks, and an upper tower extension; 3) a Conditional Use application to allow a hotel in the C-3-O (Downtown, Office) Zoning District; 4) a recommendation to the Board of Supervisors for a General Plan amendment to change the height and bulk district of the existing site; 5) a recommendation to the Board of Supervisors for approval of the creation of the Downtown Housing Demonstration Special Use District encompassing and comprised of the subject property and allowing, among other items, exceptions under Section 309 for residential open space requirements, publicly-accessible open space requirements, and dwelling unit exposure; 6) recommendation to the Board of Supervisors for conditional designation as San Francisco Landmark No. 243 (to be heard at a subsequent Planning Commission hearing date); and 7) recommendation to the Board of Supervisors for conditional approval of a Mills Act Contract (also to be heard at a subsequent Planning Commission hearing date); all for the subject property, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. The proposal is to:

- Seismically upgrade the subject 16-story office building (The Old Chronicle Building), which would include infilling a large light well at the rear of the building that is not visible from any public right-of-way;
- Restore the historic building façade by removing a non-historic metal, glass and marble cladding system installed in 1962 and rehabilitating/restoring/reconstructing intact, damaged and missing historic facade features;
- 3) Construct an eight-story vertical addition that will result in a building height of approximately 312 feet, and a Floor Area Ratio (FAR) of approximately 19.68 if the residential floor space were to be counted toward the FAR calculation as currently required by the Planning Code (see item No. 5 below);
- 4) Convert the existing office building use to a mixed-use project that would have at least 40, but up to 64 residential dwelling units, at least 49, but up to 73 hotel timeshare units (for a combined total of 113 hotel and residential units), approximately 6,500 square feet of ground level retail space, replacing an existing retail bank, and creating a sub grade parking structure, that given the irrogular floor plate shape and placement of support columns would yield a maximum of 29 independently-accessible parking spaces and two loading spaces on the project site with the capability of providing up to 100 valet and vehicle-stacking spaces in place of the independently-accessible spaces. The new parking facility would be accessed through an existing sub grade garage facility at the adjacent 88 Kearny Street property, thereby not requiring a garage entrance at the ground level of the subject 690 Market Street property;
- 5) In order to construct the addition; infill the light well; implement the proposed change of use; grant exceptions for residential open space, publicly-accessible open space, and dwelling unit exposure under the procedures of Section 309, a new Special Use District is proposed to change the existing height district to a 285-S Height and Bulk District (the Planning Code allows for a 10% increase in height over the height limit under certain criteria, in this case up to 313.5 feet), eliminate residential uses from Floor Area Ratio calculations, and allow said exceptions under Section 309 instead of requiring variances. The Special Use District would also require a minimum of 15% on-site or 17% off-site Below Market Rate (BMR) units. The Downtown Element of the General Plan must also be amended as it specifies the height and bulk districts as currently designated within the C-3 zoning districts;
- 6) The Project Sponsor is proposing to meet the Below Market Rate (BMR) housing requirement by constructing the required BMR units off-site at 938 Market Street, a project that is seeking authorization concurrently with the subject application (2003.0587HXVLU):
- 7) The project sponsors are seeking to avail themselves of the Mills Act, which allows local governments to grant property tax relief benefits in exchange for the guaranteed preservation of a historic property. In order to qualify under the San Francisco Administrative Code, the property must either be designated as a San Francisco Landmark or listed separately on the National Register. As neither condition is the case with the subject property, the project sponsor is seeking conditional San Francisco landmark status. The proposed Landmark Designation would become final upon the completion of the proposed project consistent with the Rehabilitation Program set forth by the proposed Mills Act contract.

Preliminary Recommendation: Adopt CEQA findings and mitigated negative declaration. (Continued from Regular Meeting of February 19, 2004)

9b. 2003 0584EXXCMTZLU 690 MARKET STREET - north side at northeast comer of Keamy and Gears Streets, Lot 6, in Assessor's Block 311 - Request for a finding that a net new shadow impact on Union Square Park is not adverse for the subject property, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. See first item under this case number for a project description.

Preliminary Recommendation: Adopt Finding

(Continued from Regular Meeting of February 19, 2004)

9c. 2003.0584EKXCMTZLU

(A. LIGHT: (415) 558-6254) 690 MARKET STREET - north side at northeast corner of Kearny and Geary Streets, Lot 6, in Assessor's Block 311 - Request for a Determination of Compliance under Section 309 of the Planning Code to permit an eight-story vertical addition, historic facade restoration, and conversion of an existing office building to a mixed-use project for up to 64 residential dwelling units, up to 73 hotel time-share units, approximately 6,500 square feet of ground level retail space, and a sub grade parking garage (capable of accommodating up to 29 independently-accessible parking spaces and two loading spaces with the capability of accommodating up to 100 vehicles through the use of valet services and vehicle stacking), with exceptions to the Planning Code for the separation of towers requirement, residential open space requirements, publicly-accessible open space requirements, dwelling unit exposure requirements, ground-level wind currents. independently-accessible parking, sunlight access to sidewalks, and an upper tower extension, for the subject property, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. See first item under this case number for a project description. Preliminary Recommendation: Approval of Determination of Compliance with Exceptions Motion with Conditions.

(Continued from Regular Meeting of February 19, 2004)

9d. 2003.0584EKXCMTZLU (A. LIGHT: (415) 558-6254) 690 MARKET STREET - north side at northeast corner of Kearny and Geary Streets. Lot 6, in Assessor's Block 311 - Request for a Conditional Use application to allow a hotel in the C-3-O (Downtown, Office) Zoning District, for the subject property, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. See first item under this case number for a project description.

Preliminary Recommendation: Approval of Conditional Use Motion with Conditions. (Continued from Regular Meeting of February 19, 2004)

9e 2003.0584EKXCMTZLU (A. LIGHT: (415) 558-6254) 690 MARKET STREET - north side at northeast corner of Kearny and Geary Streets, Lot 6, in Assessor's Block 311 - Request for adoption of a resolution recommending to the Board of Supervisors a General Plan amendment to change the height and bulk district of the existing site, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. See first item under this case number for a project description.

Preliminary Recommendation: Adoption of Draft Resolution (Continued from Regular Meeting of February 19, 2004)

(A. LIGHT: (415) 558-6254) 9f 2003 0584FKXCMTZLU 690 MARKET STREET - north side at northeast corner of Kearny and Geary Streets, Lot 6, in Assessor's Block 311 - Request for adoption of a resolution recommending to the Board of Supervisors the approval of the creation of the Downtown Housing Demonstration Special Use District encompassing and comprised of the subject property, requiring a Planning Code Text Amendment and Zoning Map Amendment, for the subject property, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. See first item under this case number for a project description. Preliminary Recommendation: Adoption of Draft Resolution

(Continued from Regular Meeting of February 19, 2004)

10. 2003.0587HXVLU (A. LIGHT: (415) 558-6254) 938-942 MARKET STREET - north side between Mason and Cyril Magnin Streets (also fronting on the east side of Mason Street between Market and Eddy Streets (the lot and structure are L-shaped)), Lot 5, in Assessor's Block 341 - Request for 1) a Permit to Alter under Article 11 for a substantial increase in height to a Category I Building: 2) a Determination of Compliance under Section 309 of the Planning Code to permit an onestory vertical addition, historic facade rehabilitation, and conversion of existing office space to approximately 33 residential dwelling units, with an exception to the Planning Code rear yard requirements; 3) the granting of residential open space, dwelling unit exposure, and parking variances; 4) recommendation to the Board of Supervisors for conditional designation as San Francisco Landmark No. 244; and 5) recommendation to the Board of Supervisors for conditional approval of a conditional Mills Act Contract; all for the subject property, which is in the C-3-G Zoning District and a 110-X Height and Bulk District. The Zoning Administrator will hear the variance application concurrently with the Planning Commission.

Preliminary Recommendation: Informational Only. No action requested. (Continued from Regular Meeting of February 19, 2004)

2000.152QV (M. SNYDER: (415) 575-6891)
 3229-3231 MISSION STREET - east side between Fair Avenue and Virginia Avenue, Lot
 44 in Assessor's Block 5615 - Request for Conditional Use authorization to legally
 establish a second dwelling unit without providing additional parking pursuant to Planning
 Code Section 161(j). The subject property is within an NC-3 (Neighborhood Commercial
 – Moderate Scale) District, and a 40-X Height and Bulk District.
 Preliminary Recommendation: Approval with Conditions

- 11b. 2000.152CV (M. SNYDER: (415) 575-6891) 3229-3231 MISSION STREET east side between Fair Avenue and Virginia Avenue, Lot 44 in Assessor's Block 5615 Request for a rear yard variance to reconstruct the rear stair, construct a stair penthouse, and construct approximately additional two feet of height to a permitted ground floor commercial space, within the rear yard area. The subject property is within an NC-3 (Neighborhood Commercial Moderate Scale) District, and a 40-X Height and Bulk District.
- 12. 2003.0080C (G. NELSON: (415) 558-6257) 2599 LOMBARD STREET - southeast corner at the intersection of Broderick and Lombard Streets; Lot 016 in Assessor's Block 0938 - Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install four (4) cellular antennas and related equipment cabinets on the roof of the Pacific Motor Inn as part of Verizon's wireless telecommunication network, within the NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The proposed antennas would be mounted behind an existing parapet and would not be visible from the street below. The related equipment would be housed in a new 16' wide by 17' long by 7' tall mechanical penthouse that would be partially visible from several uphill residences. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the project site is a Preferred Location Preference 4, as it is a commercial building in an NC-3 District. Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of January 15, 2004)
- 2003.0829C (M. SMITH: (415) 558-6322) 1151-1153 GENEVA AVENUE - north side of the street between Edinburgh and Naples Streets, Lot 017 in Assessor's Block 6405 - Request for Conditional Use Authorization pursuant to Planning Code Section 161(j) to allow a dwelling unit without parking to be

added to an existing mixed-use building, located in a NC-1 (Neighborhood Commercial Cluster) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

14. 2003.0762C 1135 EVANIS AVENUE - southwest corner of Evans Avenue and Middle Point Road, Lot 014, Assessor's Block 4602A - Request for Conditional Use authorization under Planning Code Sections 711.83 and 790.80 to install a wireless telecommunications facility consisting of 3 panel antennas and a microwave dish on the existing 69-foot lattice pole and related equipment on the ground as a part of Cingular's wireless telecommunications network within a NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The site is a Location Preference 1 (Preferred Location - publicy-used structures).

Preliminary Recommendation: Approval with Conditions

15. 2002.1084C 321-323 GRANT AVENUE - west side between Bush and Sutter Streets, Lot 003 in Assessor's Block 0286 - Request for conditional use authorization to establish a tourist hotel use within a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District. The existing building, the Baldwin Hotel, contains 61 residential hotel rooms, of which 47 are vacant. The proposed project is to convert all 61 residential hotel rooms to tourist hotel rooms. There will be no physical expansion of the existing building. Preliminary Recommendation: Approval with Conditions

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing

ADDENDUM∠SAN FRANCISCO ∠PLANNING COMMISSION ∠Notice of Meeting

DOCUMENTS DEPT.

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Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place The Francisco Commission Chambers - Room 400
Thursday, March 18, 2004
1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Michael J. Antonini Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

E. REGULAR CALENDAR

3:00 p.m.

2003.0584EKXCMTZLU (A. LIGHT: (415) 558-6254) 690 MARKET STREET - north side at northeast corner of Kearny and Geary Streets, Lot 6, in Assessor's Block 311 - Request for adoption of CEQA findings and a mitigated negative declaration pursuant to 1) a finding that a net new shadow impact on Union Square Park is not adverse; 2) a Determination of Compliance under Section 309 of the Planning Code to permit an eight-story vertical addition, historic taçade restoration, and conversion of an existing office building to a mixed-use project for up to 64 residential dwelling units, up to 73 hotel time-share units, approximately 6,500 square feet of ground level retail space, and a sub grade parking garage (capable of accommodating up to 29 independently-accessible parking spaces and two loading spaces with the capability of accommodating up to 100 vehicles through the use of valet services and vehicle stacking), with exceptions to the Planning Code for the separation of towers requirement, residential open space requirements, publicly-accessible open space requirements, dwelling unit exposure requirements, ground-level wind currents, independently-accessible parking, sunlight access to sidewalks, and an upper tower extension; 3) a Conditional Use application to allow a hotel in the C-3-O (Downtown, Office) Zoning District: 4) a recommendation to the Board of Supervisors for a General Plan amendment to change the height and bulk district of the existing site; 5) a recommendation to the Board of Supervisors for approval of the creation of the Downtown Housing Demonstration Special Use District encompassing and comprised of the subject property and allowing, among other items, exceptions under Section 309 for residential open space requirements, publicly-accessible open space requirements, and dwelling unit exposure; 6) recommendation to the Board of Supervisors for conditional designation as San Francisco Landmark No. 243 (to-be-heard-at-a-subsequent Planning-Commission-hearing-date); and 7) recommendation to the Board of Supervisors for conditional approval of a Mills Act Contract (also to be heard-at-a-subsequent-Planning-Commission-hearing-date); all for the subject property, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. The proposal is to:

- Seismically upgrade the subject 16-story office building (The Old Chronicle Building), which would include infilling a large light well at the rear of the building that is not visible from any public right-of-way;
- Restore the historic building façade by removing a non-historic metal, glass and marble cladding system installed in 1962 and rehabilitating/restoring/reconstructing intact, damaged and missing historic facade features;
- 3) Construct an eight-story vertical addition that will result in a building height of approximately 312 feet, and a Floor Area Ratio (FAR) of approximately 19.68 if the residential floor space were to be counted toward the FAR calculation as currently required by the Planning Code (see item No. 5 below);
- 4) Convert the existing office building use to a mixed-use project that would have at least 40, but up to 64 residential dwelling units, at least 49, but up to 73 hotel time-share units (for a combined total of 113 hotel and residential units), approximately 6,500 square feet of ground level retail space, replacing an existing retail bank, and creating a sub grade parking structure, that given the irregular floor plate shape and placement of support columns would yield a maximum of 29 independently-accessible parking spaces and two loading spaces on the project site with the capability of providing up to 100 valet and vehicle-stacking spaces in place of the independently-accessible spaces. The new parking facility would be accessed through an existing sub grade garage facility at the adjacent 88 Kearny Street property, thereby not requiring a garage entrance at the ground level of the subject 690 Market Street property.
- 5) In order to construct the addition; infill the light well; implement the proposed change of use; grant exceptions for residential open space, publicly-accessible open space, and dwelling unit exposure under the procedures of Section 309, a new Special Use District is proposed to change the existing height district to a 285-S Height and Bluk District (the Planning Code allows for a 10% increase in height over the height limit under certain criteria, in this case up to 313.5 feet), eliminate residential uses from Floor Area Ratio calculations, and allow said exceptions under Section 309 instead of requiring variances. The Special Use District would also require a minimum of 15% on-site or 17% off-site Below Market Rate (BMR) units. The Downtown Element of the General Plan must also be amended as it specifies the height and bulk districts as currently designated within the C-3 zoning districts.
- 6) The Project Sponsor is proposing to meet the Below Market Rate (BMR) housing requirement by constructing the required BMR units off-site at 938 Market Street, a project that is seeking authorization concurrently with the subject application (2003.0587HXVLU);
- 7) The project sponsors are seeking to avail themselves of the Mills Act, which allows local governments to grant property tax relief benefits in exchange for the quaranteed preservation of a historic property. In order to qualify under

the San Francisco Administrative Code, the property must either be designated as a San Francisco Landmark or listed separately on the National Register. As neither condition is the case with the subject property, the project sponsor is seeking conditional San Francisco landmark status. The proposed Landmark Designation would become final upon the completion of the proposed project consistent with the Rehabilitation Program set forth by the proposed Mills Act contract.

Preliminary Recommendation: Adopt CEQA findings and mitigated negative declaration.

(Continued from Regular Meeting of February 19, 2004)

9b. 2003.0584EKXCMTZLU (A. LIGHT: (415) 558-6254) 690 MARKET STREET - north side at northeast corner of Kearny and Geary Streets, Lot 6, in Assessor's Block 311 - Request for a finding that a net new shadow impact on Union Square Park is not adverse for the subject property, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. See first litem under this case number for a project description. Preliminary Recommendation: Adopt Indino.

(Continued from Regular Meeting of February 19, 2004)

9c. 2003.0584EKXCMTZLU (A. LIGHT: (415) 558-6254) 690 MARKET STREET - north side at northeast corner of Kearny and Geary Streets, Lot 6, in Assessor's Block 311 - Request for a Determination of Compliance under Section 309 of the Planning Code to permit an eight-story vertical addition, historic facade restoration, and conversion of an existing office building to a mixed-use project for up to 64 residential dwelling units, up to 73 hotel time-share units, approximately 6,500 square feet of ground level retail space, and a sub grade parking garage (capable of accommodating up to 29 independently-accessible parking spaces and two loading spaces with the capability of accommodating up to 100 vehicles through the use of valet services and vehicle stacking), with exceptions to the Planning Code for the separation of towers requirement, residential open space requirements, publicly-accessible open space requirements, dwelling unit exposure requirements, ground-level wind currents, independently-accessible parking, sunlight access to sidewalks, and an upper tower extension, for the subject property, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. See first item under this case number for a project description.

NOTE: The Proposed project has been revised to include up to 57 residential dwelling units, and up to 72 hotel time-share units in order to create several three-bedroom units and one four bedroom units.

Preliminary Recommendation: Approval of Determination of Compliance with Exceptions Motion with Conditions.

(Continued from Regular Meeting of February 19, 2004)

9d. 2003.0584EKXCMTZLU

690 MARKET STREET - north side at northeast corner of Kearry and Geary Streets, Lot 6, in Assessor's Block 311 - Request for a Conditional Use application to allow a hotel in the C-3-O (Downtown, Office) Zoning District, for the subject property, which is in the C-3-O Zoning District and a 250-S Height and Bulk District. See first item under this case number for a project description. Preliminary Recommendation: Approval of Conditional Use Motion with Conditions.

(Continued from Regular Meeting of February 19, 2004)

- 9e. 2003 0584EXXCMTZLU

 690 MARKET STREET north side at northeast corner of Kearny and Geary
 Streets, Lot 6, in Assessor's Block 311 Request for adoption of a resolution
 recommending to the Board of Supervisors a General Plan amendment to
 change the height and bulk district of the existing site, which is in the C-3-O
 Zoning District and a 250-S Height and Bulk District. See first item under this
 case number for a project description.
 Preliminary Recommendation: Adoption of Draft Resolution
 (Continued from Regular Meeting of February 19, 2004)
- 9f. 2003.0584EKXCMTZLU
 690 MARKET STREET north side at northeast corner of Kearny and Geary
 Streets, Lot 6, in Assessor's Block 311 Request for adoption of a resolution
 recommending to the Board of Supervisors the approval of the creation of the
 Downtown Housing Demonstration Special Use District encompassing and
 comprised of the subject property, requiring a Planning Code Text Amendment
 and Zoning Map Amendment, for the subject property, which is in tire C-3-O
 Zoning District and a 250-S Height and Bulk District. See first item under this
 case number for a project description.
 Preliminary Recommendation: Adoption of Draft Resolution
 (Continued from Regular Meeting of February 19, 2004)
- 9g. 2003.0584EKXCMTZLU (A. LIGHT: (415) 558-6254) 690 MARKET STREET north side at northeast corner of Kearny and Geary Streets. Lot 6, in Assessor's Block 311 Request for adoption of a resolution recommendating to the Board of Supervisors conditional designation of the subject property as San Francisco Landmark No. 243; and adoption of a second resolution finding that a proposed eight-to-thirteen-story addition to the existing building is consistent with the Secretary of the Interior Standards for Rehabilitation of Historic Structures, both for the subject property, which is in the C:3-O Zoning District and a 250-S Height and Bulk District. Preliminary Recommendation: Adoption of both Draft Resolutions with
- 9h. 2003.0584EKXCMTZLU (A, LIGHT: (415) 558-6254) 690. MARKET STREET north side at northeast corner of Kearny and Geary Streets, Lot 6, in Assessor's Block 311 Request for adoption of resolution recommending to the Board of Supervisors conditional approval of a Mills Act Historical Property Contract for the subject property, which is in the C-3-Q Zoning District and a 250-S Height and Bulk District.
 Preliminary Recommendation: Adoption of Draft Resolution
- 10. 2003.0587HXVLU

 938.942 MARKET STREET north side between Mason and Cyril Magnin Streets (also fronting on the east side of Mason Street between Market and Eddy Streets (the lot and structure are L-shaped)), Lot 5, in Assessor's Block 341 Informational hearing on a proposal to convert an existing seven-story office building to approximately 33 dwelling units, add a one-story vertical penthouse addition, designate the building as a San Francisco Landmark, and enter into a Mills Act historical property contract. To build the project, the applicant must request the following: 1) a Permit to Alter under Article 11 for a substantial increase in height to a Category I Building; 2) a Determination of Compliance under Section 309 of the Planning Code to permit an one-story vertical addition, historic façade rehabilitation, and conversion of existing office space to

Conditions

approximately 33 residential dwelling units, with an exception to the Planning Code rear yard requirements; 3) the granting of residential open space, dwelling unit exposure, and parking variances; 4) recommendation to the Board of Supervisors for conditional designation as San Francisco Landmark No. 244; and 5) recommendation to the Board of Supervisors for conditional approval of a conditional Mills Act Contract; all for the subject property, which is in the C-3-G Zoning District and a 110-X Height and Bulk District. The Zoning Administrator will hear the variance application concurrently with the Planning Commission when this case is formally heard as proposed for April 22, 2004.



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

OCUMENTS DEPT.

&

MAR 23 2004

SAN FRANCISCO PUBLIC LIBRARY Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 25, 2004

1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Stute 5:00, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day The hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: <a href="mailto:mailt

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing, Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision. The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices at 76.74. Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

San Francisco Lobbyist Ordinance

Attention; Individuals and entities that influence or attempt to Influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.180] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.sfoov.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Oonna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 545-47724, by fax at (415) 554-7724, by fax at (415) 554-7784 or by E-mail at Donna_Hall@cisf.ca.u.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

BOLL CALL: Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee

Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein: Commissioners:

Kevin Hughes: William L. Lee

CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar

2003.1110T 1. (I. WILSON: (415) 558-6163) REQUIRED SECOND MEANS OF EGRESS - Ordinance Amending the San Francisco Planning Code to Allow a Required Second Means of Egress: Adoption of an ordinance amending the San Francisco Planning Code by adding a new section 136(c)(4)(A)(i-v) to allow certain stairways that are a required second means of egress under the Building Code, as permitted obstructions in the rear yard. The California Building Code no longer allows fire escapes as a second means of egress in most cases. This proposed text amendment provides an exemption to meet the requirements of the Building Code. This ordinance also includes changes to Section 311 and 312 to require neighbor notification for the addition of these stairways.

Preliminary Recommendation: Recommend approval of the ordinance to the Board of Supervisors.

(Proposed for Continuance to April 22, 2004)

2. (M. WOODS: (415) 558-6315) 6725 CALIFORNIA STREET - south side between 29th and 30th Avenues. Lot 47 in Assessor's Block 1404 - Request for Discretionary Review of Building Permit Application No. 2003.03.13.9612 proposing to alter the existing two-story, single-family dwelling by raising the building approximately eight feet in order to create a new ground floor to contain a two-car garage, with a new dwelling unit behind, and expanding the building to the front, rear and sides. The subject property is located in an RM-1 (Residential, Mixed,

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

NOTE: On January 22, 2004, following public testimony, the Commission closed the public hearing. The Commission expressed concerns that statements about preserving this structure or the essence of it are not reflected in the plans submitted. Item continued to March 25, 2004. Public hearing will remain open on any new information presented.

(Proposed for Continuance to April 22, 2004)

Low Density) District and a 40-X Height and Bulk District.

3a. 2003.1102D (J. PURVIS: (415) 558-6354) 361 ELSIE STREET - east side south of Cortland Avenue: Lot 023 in Assessor's Block 5676 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2003.08.08.1577 proposing the demolition of a one-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, a 40-X Height and Bulk District and within the Bernal Heights Special Use District.

Preliminary Recommendation: Pending.

(Proposed for Continuance to April 15, 2004)

- 3b. 2003.1103D (J. PURVIS: (415) 558-6354) 361 ELSIE STREET east side south of Cortland Avenue; Lot 023 in Assessor's Block 5676 Mandatory Discretionary Review, under Planning Commission policy requiring review of all replacement structures following residential démolition, of Building Permit Application No. 2003.08.08.1581, proposing the construction of a three-story-over-garage two-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, a 40-X Height and Bulk District and within the Bernal Heights Special Use District. Preliminary Recommendation: Pending.
- 4. 2002.0677D 679 40Th AVENUE - west side between Balboa and Anza Streets; Lot 020 in Assessor's Block 1583 - Request for Discretionary Review of Building Permit Application No. 9909801, proposing a vertical and horizontal addition to accommodate a second dwelling unit with a second off-street parking space, to an existing single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project
 - (Continued from Regular Meeting of January 22, 2004) (Proposed for Continuance to April 1, 2004)

(Proposed for Continuance to April 15, 2004)

5. 2003.1217D (J. IONIN: (415) 558-6309) 342 21⁵¹ STREET - east side between Geary and Clement Streets; Lot 033 in Assessor's Block 1452 - Request for Discretionary Review of Permit Application No. 2003.08.07.1409, proposing to add two units to the existing single-family dwelling by constructing new third and fourth floors, and a rear addition in an RM-1 (Mixed Residential, Low Density) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve as

proposed.

(Continued from Regular Meeting of March 11, 2004)

(Continued from Regular Meeting of March 11, 2004) (Proposed for Continuance to May 13, 2004)

6. 2003.0106D (M. WOODS: (415) 558-6315) 1910-12 STEINER STREET - east side between Wilmot and Bush Streets; Lot 018 in Assessor's Block 0659 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.06.16.7169, proposing to merge two dwelling units to a single-family residence in an RH-3 (Residential, House, Three-Family) District and 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and disapprove the proposed dwelling unit merger.

(Continued from Regular Meeting of February 12, 2003) (Proposed for Continuance to May 27, 2004)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Commission Comments/Questions

C. DIRECTOR'S REPORT

- 8. Director's Announcements
- 9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

10. 1999.0233E (B, WYCKO: (415) 558-5972) 833 - 881 JAMESTOWN AVENUE - Appeal of Preliminary Negative Declaration. The project sponsor proposes construction of a Planned Unit Development (PUD) that would consist of 198 one-, two- and three-bedroom market-rate condominiums on an approximately 6.9-acre lot, located at 833-881 Jamestown Avenue on Assessor's Block 4991, Lot 277, on the northern slope of Bayview Hill. The site is currently used as an overflow parking lot for events at Candlestick Park, which is approximately one-third of a mile southeast of the project site. The site is bordered by Jamestown Avenue (and single-family homes on the north side of Jamestown) to the north, another vacant lot to the east that also is used for parking for major events at Candlestick Park, the hillside to the south, and single-family housing to the west. Although the area proposed for development is mostly flat, development would require excavation of up to approximately 30 vertical feet at the base of the hill. The project would consist of 11 separate threeand four-story buildings: seven buildings of 12 to 18 units each along Jamestown Avenue and four buildings to the rear, at the base of the hillside. Of these latter four structures, two (36 units each) would be built atop one-story gated parking garages, while smaller buildings (one of eight and one of 10 units) would flank the garages. A total of 216 independently accessible parking spaces would be provided. The proposed project would include landscaping along Jamestown Avenue, construction of a 10-foot-wide sidewalk, two off-street freight loading areas, and about 28,900 sq. ft. of common open space, including two rear yards at the base of the hillside totaling about 7,250 sq. ft. and podium- and ground-level patios. The project also would remedy an existing drainage problem on Bayview Hill above the project site, on Recreation and Park Department land. The project site is located within the South Bayshore Plan area, in an RH-2 (Two-Family) Use District and a 40-X Height and Bulk District. As a PUD, the project would require review and approval by the City Planning Commission pursuant to Sections 303 and 304 of the Planning Code.

Preliminary Recommendation: Uphold the Preliminary Negative Declaration (Continued from Regular Meeting of March 4, 2004)

- 11a. 1999.0233EC (J. PURVIS: (415) 558-6354) 833-881 JAMESTOWN AVENUE - south side from Ingalls to Griffith Streets; Lot 277 in Assessor's Block 4991- Request for adoption of findings under CECA Code for a Planned Unit Development with up to 198 dwelling units, including one-, two- and threebedroom units within eleven separate three- and four-story buildings. The project would include up to 216 off-street parking spaces within two garages at the base of two interior residential buildings, and two screened off-street freight loading spaces. The site is 6.9 acres on the northern slope of Bayview Hill and is within an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District. Preliminary Recommendation: Adopt CECA findings
- 11b. 1999.0233EC (J. PURVIS: (415) 558-6354) 833-881 JAMESTOWN AVENUE south side from Ingalls to Griffith Streets; Lot 277 in Assessor's Block 4991 Request for Conditional Use authorization under Sections 209.1(g), 303 and 304 of the Planning Code for a Planned Unit Development with up to 198 dwelling units, including one-, two- and three-bedroom units within eleven separate three- and four-story buildings. The project would include up to 216 off-street parking spaces within two garages at the base of two interior residential buildings, and two screened off-street freight loading spaces. The site is 6.9 acres on the northern slope of Bayview Hill and is within an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of March 4, 2004)

- 12a. 2001.1039EKBMZX (M. LUÈLLEN: (415-558-6478)
 55 NINTH STREET East side between Mission and Market Streets, Lots 063 and 064 in
 Assessor's Block 3701 Request for adoption of findings under CEQA to construct a 12story office building with approximately 268,000 gross square feet. The new building
 would be approximately 198 feet tall, including mechanical perthouse, and would have a
 two-level below grade parking garage with about 126 parking spaces. The Project also
 includes approximately 25,392 square feet of open space and two loading docks.
 Preliminary Recommendation: Adopt CEQA findings
 (Continued from Regular Meeting of March 4, 2004)
- 12b. 2001.1039EIKBMZX
 (M. LUELLEN: (415-558-6478)
 55 NINTH STREET
 East side between Mission and Market Streets, Lots 063 and 064 in Assessor's Block 3701 Request that the Planning Commission adopt a Resolution recommending to the Board of Supervisors to amend Map 5 of the Downtown Area Plan of the General Plan, for reclassification of the subject property from 120-X to 200-S Height and bulk District. The project proposes a new building approximately 198 feet tall, including mechanical penthouse, and would have a two-level below grade parking garage with about 126 parking spaces, and up to 268,000 gross square feet of office. The Project also includes approximately 25,392 square feet of remodeled open space.
 Preliminary Recommendation: Adopt resolution recommending to the Board of Supervisors to amend Map 5 of the Downtown Area Plan of the General Plan for
 - Supervisors to amend Map 5 of the Downtown Area Plan of the General Plan for reclassification of the subject property from 120-X to 200-S Height and Bulk District (Continued from Regular Meeting of March 4, 2004)
- 12c. 2001.1039EIKBMZX

 (M. LUELLEN: (a15-558-6478)
 55 NINTH STREET East side between Mission and Market Streets, Lots 063 and 064 in Assessor's Block 3701 Request that the Planning Commission adopt a Resolution recommending to the Board of Supervisors as amendment to Zoning Map 7H of the Planning Code for reclassification of the subject property from 120-X to 200-S Height and Bulk District, in connection with the new office building described above. Preliminary Recommendation: Adopt resolution recommending to the Board of
 - Preliminary Recommendation: Adopt resolution recommending to the Board of Supervisors to amend Zoning Map 7H of the Planning Code for reclassification of the subject property from 120-X to 200-S Height and Bulk District. (Continued from Regular Meeting of March 4, 2004)
- 12d. 2001.1039EIKBMZX (M.LUELLEN: (415-586-6478) 55 NINTH STREET - East side between Mission and Market Streets, Lots 063 and 064 in Assessor's Block 3701 - Request for approval under Planning Code Section 309 for Determinations of Compliance and Request for Exceptions (including wind, bulk limits, and replacement parking) to construct a 12-story office building with approximately 268,000 gross square feet. The new building would be approximately 198 feet tall, including mechanical penthouse, and would have a two-level below grade parking garage with about 126 parking spaces. The Project also includes approximately 25,392 square feet of open space.

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of March 4, 2004)

12e. 2001.1039E!KBMZX 55 NINTH STREET - East side between Mission and Market Streets, Lots 063 and 064 in Assessor's Block 3701 - Request for approval under Planning Code Section 321 for Determinations of Compliance to construct a 12-story office approximately 268,000 gross square feet. The new building would be approximately 198 feet tall, including mechanical penthouse, and would have a two-level below grade parking garage with about 126 parking spaces. The Project also includes approximately 25,392 square feet of open space. Preliminary Recommendation: Approve annual allocation request. (Continued from Regular Meeting of March 4, 2004)

(Continued from Regular Weeting of March 4, 2004)

13. ~2603,1132D (T. TAM:

*2003.1132D (T. TAM: (415) 558-6325)

1459 24TH AVENUE - west side between Kirkham and Judah Streets, Lot 12 in Assessor's Block 1829 - Request for Discretionary Review for Building Permit Application 10 2003.07.17.9719, proposing to alter a previously approved construction of a new single-family dwelling, specifically to correct the dimension of the adjacent property to the north on the site permit. The property is located in the RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Pteliminary Recommendation: Take Discretionary Review and approve the project with modifications.

(Continued from Regular Meeting of March 11, 2004)

14. 2004.0192D (E. TOPE: (415) 558-6316) 593-595 26TH AVENUE - west side between Anza Street and Geary Boulevard; Lot 016C in Assessor's Block 1518 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Aβplication No. 2003.10.28.8782, proposing to merge two dwelling units to create a sirgle-family dwelling in an RM-1 (Residential, Mixed, Low Density District) and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and Disapprove the merger.

- 15. 2003.1265D (K. MCGEE: (415) 558-6367) 852 TREAT STREET west side between 21st and 22nd Streets; Lot 042 in Assessor's Block 3613 Mandatory Discretionary Review, under the planning Commission's policy requiring review of dwelling unit mergers, of Permit Application No. 2003.11.13.0091, proposing to merge two legal dwelling units into one legal dwelling unit. The subject property is located in an RH-3 (Residential, House, Three Dwelling Unit District) and in a 40-X Height and Bulk District. Preliminary Recommendation: Do not take DR and approve as proposed.
- 16a. 2003.0934D (T.WANG: (415) 558-6335) 505 507 KIRKHAM STREET south side between 9th and 10th Avenues; Lot 045 in Assessor's Block 1855 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2000.01.12.900, proposing to demolish an existing two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
- 16b. 2003.0545D (T. WANG: (415) 558-6335) 505 507 KIRKHAM STREET south side between 9th and 10th Avenues; Lot 045 in Assessor's Block 1855 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2000.01.12.908, to construct a new two-story over garage, two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
- 2002.0914R
 675 TOWNSEND STREET, south side between 7th and 8th Streets; Lot 007 in Assessor Block 3799. The project is related to Planning Case No. 198.455C, a mixed use development of 148 dwelling units, approximately 35,000 square feet of ground floor

commercial space and 256 parking spaces in two basement levels. Due to the presence of a Caltrain easement, the originally proposed 7'-6" wide sidewalk along Townsend Street would be reduced to 4'-6" to maintain a minimum distance from an existing rail line in the Townsend Street right-of-way. The reduced sidewalk width is less than the Department of Public Works' minimum 6-foot sidewalk width standard. The subject property (675 Townsend Street) is in an M-2 (Heavy Industrial) District and an 40-X/50-X (Height and Bulk) District.

Preliminary Recommendation: Find the proposal not in conformity with the General Plan (Continued from Regular Meeting of March 18, 2004)

18. 2003.1284D (D. DIBARTOLO: (415) 558-6291) 1801-1803 STOCKTON STREET - northwest corner of Greenwich and Stockton Streets: Lot 008 in Assessor's Block 0076 - Request for Discretionary Review of Building Permit Application No. 2003.08.19.2503S, proposing to construct a new enclosed stairwell at the north-side building wall. The proposal also includes facade alterations at both the Greenwich and Stockton Street frontages in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Buik District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

19. 2003.1235D (D. DIBARTOLO: (415) 558-6291) 2760 DIVISADERO STREET - southeast corner of Divisadero and Green Street: Lot 020 in Assessor's Block 0953 - Request for Discretionary Review of Building Permit Application No. 2003.05.02.3712, proposing to: (1) construct a new two car garage at the Green Street frontage; (2) expand an existing second-floor sunroom by enclosing an existing rear deck, and; (3) install a clear glass wind screen at the perimeter of the third floor front deck in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

- 20a. 2004.0063D (G. CABREROS: (415) 558-6169) 141 WILLARD NORTH STREET - west side between Turk Street and Golden Gate Avenue; Lot 005 in Assessor's Block 1142 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.05.22.5283, proposing to demolish an existing two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
 - Preliminary Recommendation: Take Discretionary Review and disapprove demolition.
- 20b. 2004.0064D (G. CABREROS: (415) 558-6189) 141 WILLARD NORTH STREET - west side between Turk Street and Golden Gate Avenue; Lot 005 in Assessor's Block 1142 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential buildings in association with residential demolitions, of Building Permit Application No. 2003 05.22.5280, proposing to construct a new four-story, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and disapprove the application.

E. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing

Page 9



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

DOCUMENTS DEPT.

MAR 3 1 2004

SAN FRANCISCO

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, April 1, 2004 1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to. Planning Commission, 1660 Mission Street, Suite 5:00, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: Inda_ayev@sfgov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

SF C S S # 14 4/1/04 Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors (bard of Appeals within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The inging of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during outplic meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue. Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.stgov.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724. by fax at (1415) 554-784 or by E-mail at Donna_Hall@cist.cu.s.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President:

Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein;

Kevin Hughes: William L. Lee

CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE Α.

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

2003.0904D (J. MILLER: (415) 558-6344) 1a. 937 - 939 JACKSON STREET - south side between Powell and Mason: Lot 028 in

Assessor's Block 0191 - Mandatory Discretionary Review of Building Permit Application No. 2003.07.24.0318 proposing the demolition of a two-family dwelling and its replacement with a new building containing nine dwelling units. The subject property is located in an RM-3 (Mixed Residential, Medium Density) District and a 65-A Height and Bulk District.

Preliminary Recommendation: Do Not Take Discretionary Review and approve the demolition permit.

(Continued from Regular Meeting of February 26, 2004)

(Proposed for Continuance to April 22, 2004)

1b. 2003.0535EDV (J. MILLER: (415) 558-6344) 937 - 939 JACKSON STREET - south side between Powell and Mason Streets, Lot 028 in Assessor's Block 0191, in an RM-3 (Mixed Residential, Medium Density) District and a 65-A Height and Bulk District - Request for Discretionary Review of Permit Application 2003.05.20.5122 to construct a new four-story, nine-unit residential building approximately 40 feet in height.

Preliminary recommendation: Take Discretionary Review and approve the permit with

(Continued from Regular Meeting of February 26, 2004) (Proposed for Continuance to April 22, 2004)

- 2. (J. NAVARRETE: (415) 558-5975) 2003.0304E 829 FOLSOM STREET - New Construction of 69 Residential Units: Appeal of Preliminary Negative Declaration The proposed project is new construction of 69 residential units in a nine-story, 80-foot tall, approximately 92,900 gross square-foot building covering a 10,313 square-foot site. A public parking lot currently occupies the project site, which would be demolished. About 63 parking spaces would be located in a basement-parking garage with parking entrances/exits on Shipley Street. There would be about 5,000 sq. ft. of ground floor retail space on Folsom Street. Pedestrian access would be on Shipley and Folsom Streets. The proposed project would require Conditional Use authorization for the project's proposed height above 40 feet. The project site is lot 91 in Assessor's Block 3752, on the south side of Folsom Street with street frontage also on Shipley Street, between Fourth and Fifth Street, within a South of Market Residential/Service District (SOM RSD) and a 40-X/85-B Height and Bulk District. Preliminary Recommendation: Uphold the Negative Declaration
- (Proposed for Continuance to April 22, 2004)
- 3a 2003.0304CV (J. PURVIS: (415) 558-6354) 829 FOLSOM STREET - south side between 4th and 5th Streets, a through lot to Shipley Street; Lot 091 in Assessor's Block 3752. Request for Conditional Use

authorization under Planning Code Sections 157, 207.5, 263.11, and 271 to construct an 85-foot-tall, nine-story building exceeding bulk limits, for a mixed-use development with up to 70 dwelling units, up to 5,000 gross square feet of ground floor retail commercial space, and a 62-space parking garage exceeding accessory amounts. A rear yard modification is sought under Section 134(e) to provide rear yard open space within an inner court and on a 7th floor setback of 10-15 feet along Shipley Street.

Preliminary Recommendation: Pending

(Proposed for Continuance to April 22, 2004)

- 3b. 2003.0304CY

 S29 FOLSOM STREET south side between 4th and 5th Streets, a through lot to Shipley Street; Lot 091 in Assessor's Block 3752. The proposal is to construct a mixed-use development with up to 70 dwelling units, up to 5,000 gross square feet of ground floor commercial space and a 62-space parking garage. A rear yard modification is sought under Section 134(e) to provide rear yard open space within an inner court and on a 7th floor setback of 10-15 feet along Shipley Street. Variances are sought from the bay window projection limitations of Section 136(c)(2)(B) and from dwelling unit exposure requirements of Section 140(a)(2). The site is within an RSD (Residential/Service) Mixed-Use District, and a 40-X/85-B Height and Bulk District. (Proposed for Continuance to April 22. 2004)
- 4. 2003.0741D (T. TAM: (415) 558-6325) 580 OAK PARK DRIVE - end of Oak Park Drive, a cul-de-sac, 450 feet from the corner of Devonshire Way and Oak Park Drive, located in the Forest Knolls Neighborhood, in a residential enclave sandwiched between Mount Sutro and the Laguna Honda Reservoir, Lot 30 in Assessor's Block 2676 - Request for Discretionary Review for Building Permit Application No. 2002.12.04.2261, proposing to construct a new three-story-over-garage, single-family dwelling in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve the project with

modifications.

(Continued from Regular Meeting of March 11, 2004)

Note: On March 11, 2004, the Commission heard a staff report and received public testimony. Following the Commission's deliberation, they continued this matter to April 1, 2004, instructing the project sponsor to meet with neighbors and directed the Director of Planning to report back to them on the soil conditions. (Proposed for Continuance to April 22, 2004)

5. 2000.465E (R. COOPER: (415) 558-5974) HOUSING ELEMENT OF THE SAN FRANCISCO GENERAL PLAN - Appeal of the Preliminary Negative Declaration for the proposed revision of the Housing Element of the San Francisco General Plan, which is an update of the 1990 Residence Element of the San Francisco General Plan. The Housing Element is a public policy document that comprehensively addresses issues of housing needs for San Francisco residents and households. Included in the Housing Element is San Francisco population, employment and housing data analysis. Eight new policies are proposed to be added to the 63 policies and 11 objectives that have been modified or retained from the 1990 Residence Element

Preliminary Recommendation: Uphold Preliminary Negative Declaration (Continued from Regular Meeting of February 26, 2004) (Proposed for Continuance to April 22, 2004)

6a. 2003.1181KCR
 801-825 MISSION STREET - the entire block bounded by 4th, Minna, 5th, and Mission Streets, Lot 067 in Assessor's Block 3724 - Request for a General Plan Referral to

determine if the construction of a wireless telecommunications facility for Cingular Wireless on the 5" & Mission Garage is consistent with the objectives and policies of the General Plan

Preliminary Recommendation: Determination that the project is consistent with the objectives and policies of the General Plan.

(Continued from Regular Meeting of March 4, 2004)

(Proposed for Continuance to May 6, 2004)

6b. 2003.1181KCR 801-825 MISSION STREET - the entire block bounded by 4th, Minna, 5th, and Mission Streets, Lot 667 in Assessor's Block 3724 - Request for conditional use authorization to install a wireless telecommunications facility for Cingular Wireless consisting of one antenna and two equipment cabinets on the 5th & Mission Garage. The antenna will be façade-mounted against an existing elevator penthouse on the roof of the garage and the equipment cabinets will be located adjacent to the same penthouse. The project site is within a P (Public Use) District and a 90-X/340-I Height and Bulk District. The proposed facility meets Location Preference 1 of the WTS Facilities Siting Guidelines. Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of March 4, 2004)

(Proposed for Continuance to May 6, 2004)

7. 2003.1047C (M. SNYDER: (415) 575-6891) 3372-3378 MISSION STREET (aka 3350 MISSION STREET) 40a "Safeway" west side between 29th Street and 30th Street, Lot 55 in Assessor's Block 6635 – Request for Conditional Use authorization under Planning Code Section 712.83 and 790.80 to install a total of six panel antennas and associated equipment cabinets, as a part of a wireless transmission network operated by Cingular Wireless. The site is within an NC-3 (Neighborhood Commercial, Moderate-Scale) District and a 40-X Height and Bulk District. Pursuant to the WTS Facilities Guidelines, the project is a Preference 4 Location Site, a wholly commercial building. Preliminary Recommendation: Approval with conditions

(Proposed for Continuance to May 6, 2004)

B. COMMISSIONERS' QUESTIONS AND MATTERS

- Consideration of Adoption Draft Minutes of March 11, 2004
- Commission Comments/Questions

C. DIRECTOR'S REPORT

- Director's Announcements
- 11. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

12. 2002.0914R (D. ARGUMEDO (S. Shotland: 558-6308): (415) 558-6284) 675 TOWNSEND STREET, south side between 7th and 8th Streets; Lot 007 in Assessor Block 3799. The project is related to Planning Case No. 1998.455C, a mixed use development of 148 dwelling units, approximately 35,000 square feet of ground floor commercial space and 256 parking spaces in two basement levels. Due to the presence of a Caltrain easement, the originally proposed 7'-6" wide sidewalk along Townsend Street would be reduced to 4'-6" to maintain a minimum distance from an existing rail line in the Townsend Street right-of-way. The reduced sidewalk width is less than the Department of Public Works' minimum 6-foot sidewalk width standard. The subject

property (675 Townsend Street) is in an M-2 (Heavy Industrial) District and an 40-X/50-X (Height and Bulk) District.

Preliminary Recommendation: Find the proposal not in conformity with the General Plan (Continued from Regular Meeting of March 25, 2004)

13. 2002.0677D 679.40⁷¹⁴ AVENUE - west side between Balboa and Anza Streets; Lot 020 in Assessor's Block 1583 - Request for Discretionary Review of Building Permit Application No. 9909801, proposing a vertical and horizontal addition to accommodate a second dwelling unit with a second off-street parking space, to an existing single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project.

(Continued from Regular Meeting of March 25, 2004)

14.

(J.IONIN: (415) 558-6309)

<u>DISCRETIONARY REVIEW POLICY</u> - Consideration of two options for a 'Simple vs Complex' Discretionary Review Policy and creating a Pre-Application process for new construction and certain alterations in RH and RM districts.

Preliminary Recommendation: Adoption of Option 1. NOTE: On February 19, 2004, a proposal to amend the Planning Code Text to establish an Administrative Discretionary Review Policy failed. At that hearing, the Commission directed the Department to explore criteria for Simple Discretionary Review vs. Complex Discretionary Review. The Commission scheduled the review of this proposal for April 1, 2004.

- 15. 2003.0167C 42-44 SHOTWELL STREET - west side between 14th and 15th Streets; Assessor's Block 3549, Lot 056 - Request for Conditional Use Authorization to expand a residential use in an M-1 (Light Industrial) Zoning District and in a 50-X Height and Bulk District per Planning Code Section 215(a). The proposal is to construct a four-story addition at the rear of the existing 3-story, two unit building. Preliminary Recommendation: Approval with conditions
- 16a 2002.1198CV
 3184 MISSION STREET northern intersection of Mission and Valencia Streets, Lot 015
 in Assessor's Block 6574 Request for Conditional Use authorization under Planning
 Code Sections 712.11 and 121.1, to allow the development of a lot greater than 10,000
 square feet in a NC-3 (Moderate-Scale Neighborhood Commercial) District with a 40-X
 Height and Bulk designation. The proposal is to demolish the existing single story
 restaurant structure and construct a new four-story, 40-foot tall structure that would
 contain up to 20 dwelling units, 20 off-street parking spaces, and approximately 4,800
 square feet of commercial space. The project also includes a request to allow
 modification of the rear yard requirement in Neighborhood Commercial Districts, pursuant
 to Planning Code Section 134(e), which will be considered concurrently by the Zoning
 Administrator.
- 16b. 2002.1198CV B. FU: (415) 558-6613)
 3184 MISSION STREET northern intersection of Mission and Valencia Streets, Lot 015
 in Assessor's Block 6574 Request for a rear yard Modification, pursuant to Planning
 Code Section 134(e), which will be considered by the Zoning Administrator, in a NC-3
 (Moderate-Scale Neighborhood Commercial) District with a 40-X Height and Bulk
 designation. A rear yard of a minimum of 25 percent rear yard depth at each residential
 level is required. The proposal provides no rear yard setback for the 20 proposed

Preliminary Recommendation: Approval with conditions

dwelling units. However, an inner court of 11 percent of lot area, or 1,400 square feet, and other private and common decks of 14 percent, or 1,700 square feet, are proposed.

17. 2003.1091C (D. DiBARTOLO: (415) 558-6291) 2696 GEARY BOULEVARD - northeast corner at Emerson Street; Lot 004 in Assessor's Block 1071 - Request for conditional use authorization pursuant to Section 712.83 of the Planning Code to install and operate a wireless telecommunication facility for Nextel Communications within an NC-3 (Moderate Scale Neighborhood Commercial) Zoning District and an 80-D Height and Bulk District, upon the roof of an approximately 84-foot tall self-storage building (Public Storage Inc.). Per the City and County of San Francisco's Wireless Telecommunication Services (WTS) Facilities Siting Guidelines the site is a Preferred Location Preference 2, a co-location site.
Preliminary Recommendation: Approval with conditions (Continued from Regular Meeting of March 4, 2004)

18. 2003.1231C (D. DiBARTOLO: (415) 558-6291) 1342 IRVING STREET - north side between 14th and 15th Avenues; Lot 018A in Assessor's Block 1736: Request for Conditional Use authorization under Planning Code Section 730.44 to add a Small-Self Service Restaurant within an existing Retail Grocery Store in the Inner Sunset Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. The proposal is to add an approximately 455 square foot self-service restaurant within the existing one-story approximately 2,650 square foot grocery store ("Quality Foods").

Preliminary Recommendation: Approval with conditions

E. PUBLIC COMMENT

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Adjournment:

PLEASE NOTE:

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

DOCUMENTS DEPT.

APR - 5 2004

SAN FRANCISCO PUBLIC LIBRARY

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, April 8, 2004
1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antoňini; Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a periodic plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing, only the planning Commission, at or prior to, the public hearing.

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- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
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- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

BOLL CALL: Commission President:

Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein;

Kevin Hughes; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

 2003.1285D (T. TAM: (415) 558-6325) 3340 BAKER STREET - east side between North Point and Bay Streets, Lot 25 in Assessor's Block 0923 - Request for Discretionary Review for Building Permit Application No. 2009.08.04.1188s, proposing to construct a new three-story rear horizontal extension with a new roof deck on top to an existing three-story, single-family dwelling. The property, is located in the RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed

(Proposed for Continuance to June 3, 2004)

2a. 2003.1214D (S. VELLVE: (415) 558-6283) 120 MAYNARD STREET - south side between Craut and Congdon Street, Lot 039 in Assessor's Block 5894 - Mandatory Discretionary Review, pursuant to the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application 2002.11.22.2105, proposing, to demolish a single-family dwelling in a RH-1 (House, One-Family) Zoning District, and a 40-X Height and Bulk District. Preliminary Recommendation: Pending

(Continued from Regular Meeting of February 26, 2004) (Proposed for Continuance to May 13, 2004)

2b. 2003.1215D (S. VELLVE: (415) 558-6263) 120 MAYNARD STREET - south side between Craut and Congdon Streets; Lot 039 in Assessor's Block 5894 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application 2002.11.22.2107, proposing to construct a two-story over ground/garage, single-family dwelling in a RH-1 (House, Onc-Family) Zoning District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve with modifications.

(Continued from Regular Meeting of February 26, 2004)

(Proposed for Continuance to May 13, 2004)

2003.1216D (S. VELLVE: (415) 558-6263)
 122 MAYNARD STREET - south side between Craut and Congdon Streets; Lot 040 in Assessor's Block 5894 - Staff initiated and public Request for Discretionary Review of Building Permit Application 2002.11.22.2101, to construct a new two-story over ground/garage, single-family dwelling located in an RH-1 (House, One-Family) District,

and a 40-X Height/Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications.

(Continued from Regular Meeting of February 26, 2004) (Proposed for Continuance to May 13, 2004)

 2004.0151D (M. WOODS: (415) 558-6315) 2250 JACKSON STREET - north side between Buchanan and Webster Streets; Lot 008 in Assessor's Block 0589 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.07.07.8857S, proposing to merge five dwellings units to a single-family residence in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District

Preliminary Recommendation: Pending

(Continued from Regular Meeting of February 26, 2004)

(Proposed for Continuance to June 10, 2004)

4. 2000.465E (R. COOPER: (415) 558-5974) HOUSING ELEMENT OF THE SAN FRANCISCO GENERAL PLAN - Appeal of the Preliminary Negative Declaration for the proposed revision of the Housing Element of the San Francisco General Plan, which is an update of the 1990 Residence Element of the San Francisco General Plan. The Housing Element is a public policy document that comprehensively addresses issues of housing needs for San Francisco residents and households. Included in the Housing Element is San Francisco population, employment and housing data analysis. Eight new policies are proposed to be added to the 63 policies and 11 objectives that have been modified or retained from the 1990 Residence Element.

Preliminary Recommendation: Uphold Preliminary Negative Declaration (Continued from Regular Meeting of April 1, 2004)

(Proposed for Continuance to April 22, 2004)

2003.0873D
 (G. CABREROS: (415) 558-6169) 2524-2540 ANZA STREET - north side between 16th and 17th Avenues; tot 023 in Assessor's Block 1528 - Request for Discretionary Review of Building Permit Application No. 2002.12.10.3209, proposing to add a new fourth floor to the existing three-story, four-unit building in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve

(Continued from Regular Meeting of February 26, 2004)

(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

- 6. Consideration of Adoption Draft Minutes of March 4 and 25, 2004.
- 7 Commission Comments/Questions

C. DIRECTOR'S REPORT

- 8. Director's Announcements
- 9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

10. 2002.0914R (D. ARGUMEDO/S. SHOTLAND: (415) 558-6308/558-6284) 675 TOWNSEND STREET, south side between 7th and 8th Streets; Lot 007 in Assessor Block 3799. The project is related to Planning Case No. 1998.455C, a mixed use development of 148 dwelling units, approximately 35,000 square feet of ground floor commercial space and 256 parking spaces in two basement levels. Due to the presence of a Calinatin easement, the originality proposed 7th wide sidewalk along Townsend Street would be reduced to 4th-6th or maintain a minimum distance from an existing rail line in the Townsend Street ifght-of-way. The reduced sidewalk width is less than the Department of Public Works' minimum 6-foot sidewalk width standard. The subject property (675 Townsend Street) is in an M-2 (Heavy Industrial) District and a 40-X/50-X (Height and Bulk) District.

Preliminary Recommendation: Find the proposal not in conformity with the General Plan (Continued from Regular Meeting of March 25, 2004)

NOTE: On April 1, 2004, following public testimony, the Commission closed public hearing. The Commission entertained a motion to find this project not to be in conformity with General Plan by a vote +3 -2. Commissioners Antonini and Bradford-Bell voted no. Commissioners Boyd and Hughes were absent. The motion falled. The matter was continued to April 8, 2004 by a vote +5 -0 to allow the absent commissioners to participate in the final action. Commissioners Boyd and Hughes were absent.

F. REGULAR CALENDAR

- 11. 2003.0762C (B. FU: (415) 558-6613) 1135 EVANS AVENUE southwest comer at Middle Point Road, Lot 014, Assessor's Block 4602A Request for Conditional Use authorization under Planning Code Sections 711.83 and 790.80 to install a wireless telecommunications facility consisting of 3 panel antennas and a microwave dish on the existing 69-foot lattice pole and related equipment on the ground as a pair of Cingular's wireless telecommunications network within a NO-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The site is a Location Preference 1 (Preferred Location publicly-used structures). Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of March 18, 2004)
- 12. 2003.1230C (E. TOPE: (415) 558-6316)
 1014 CLEMENT STREET north side between 11th and 12th Avenues, Lot 019 in Assessor's Block 1422 Request for Conditional Use Authorization pursuant to Planning Code Section 716.51 to allow a medical service use (Wu's Healing Center) on the second floor of a three story building in the Inner Clement Street Neighborhood Commercial District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of March 18, 2004)

- 13. 2003.1254D (E. TOPE: (415) 558-6316) 170 ST. GERMAIN AVENUE north side at Glenbrook Avenue; Lot 009 in Block 2708 Request for Discretionary Review of Building Permit Application No. 2003.07.31.0905, proposing to construct a one story horizontal and a one story vertical addition to an existing two story over basement single family dwelling in an RH-1 (D) (Residential, House, One-Family, Detached Dwelling) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted. (Continued from Regular Meeting of March 4. 2004)
- 14. 2003.1261D (D. DIBARTOLO: (415) 558-6291) 2245 FILBERT STREET - south side between Fillmore and Steiner Streets,* Lot 033 in Assessor's Block 0534 - Request for Discretionary Review of Building Permit Application No. 2003.05.28.5693, proposing to expand the existing third floor and demolish the existing rear stairs and construct new rear stairs with decks to serve all three floors of the two-unit building located in an RH-2 (Residential, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

15. 2004.0174D (D. JONES: (415) 558-6477) 2 ORD COURT - south side between States and Douglass Streets; Lot 077 in Assessors Block 2619 - Discretionary Review request, for a building permit (No. 2003/07/11/9238) to allow the construction of a second-story, vertical addition to an existing one-story, singlefamily dwelling. The property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the

Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as submitted.

16. 2004.0193D (M. LUELLEN: (415) 558-6478 120-122 ALTA STREET - north side at Montgomery Street. Lot 041 in Assessor's Block 0105. Mandatory Discretionary Review for Building Permit Application No. 2003.03.14.9831 proposing to legalize a dwelling unit merger from 2 units to 1 unit, in an RH-3 (House, Three Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or

(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

DOCUMENTS DEPT.

APR 1 2 2004

SAN FRANCISCO PUBLIC LIBRARY

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 15, 2004 1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes: William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
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1:30 PM _____

ROLL CALL: Commission President:

Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein;

Kevin Hughes; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.1015E

1905 MISSION STREET- Assessor's Block 3553, Lots 27, 28, 29, and 30 - Appeal of a Preliminary Mitigated Negative Declaration. The proposed project involves the construction of an approximately 34,369-gross-square-foot (gsf), 24-unit, five-story, residential building, which would contain about 26,900 gsf of residential use, 2,600 gsf of retail use, and 5,000-gsf of garage with 24 parking spaces. The proposed project would also include the demolition of three existing commercial buildings. Two of these buildings with a total square footage of 4,431 gsf are located at 1911 Mission Street. The approximately 8,670-square-foot project site is located at 1581 15th Street. The approximately 8,670-square-foot project site is located at the southeast corner of Mission and 15th Streets in the Mission District. The site is in the NC-3 (Moderate-Scale Neighborhood Commercial) District, and is in an 80-B height and bulk district. Preliminary Recommendation: Uphold Preliginary Mitigated Negative Declaration

Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaratio (Proposed for Continuance to May 13, 2004)

2004. 0164D
 (W. HASTIE: 558-6381)
 <u>571-573 MISSOURI STREET</u>- east side between 20th and Sierra Streets; tot 28 in Block
4101 - Request for Discretionary Review of Building Permit Application No.
2003.09.19.5267, proposing to construct a horizontal and vertical addition to an existing two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and Approve the Project as Proposed.

(Proposed for Continuance to May 20, 2004)

3a. 2003.1061D (J. PURVIS: (415) 558-6354) 133 ST. MARY'S AVENUE – south side, west of Mission Street; Lot 031 in Assessor's Block 6722 – Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2003.07.22.0097 proposing the demolition of a fire-damaged one-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition

(Proposed for Continuance to May 20, 2004)

3b. 2004.0104D (J. PURVIS: (415) 558-6354) 133 ST. MARY'S AVENUE – south side, west of Mission Street; Lot 031 in Assessor's Block 6722 – Mandatory Discretionary Review, under Planning Commission policiple requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2003.07.22.0093 proposing the construction of a three-story, twofamily dwelling in an RH-2 (Residential, House, Two-Family) Use District, a 40-X Height and Bulk District

Preliminary Recommendation: Do not take Discretionary Review and approve the project. (Proposed for Continuance to May 20, 2004)

4a. 2003.1102D

(J. PURVIS: (415) 558-6354)

361 ELSIE STREET - east side south of Cortland Avenue; Lot 023 in Assessor's Block 5676 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2003 08 08.1577 proposing the demolition of a one-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, a 40-X Height and Bulk District and within the Bernal Heights Special Use District.

Preliminary Recommendation: Do not take Discretionary Review and Approve Demolition (Continued from Regular Meeting of March 25, 2004)

(Proposed for Continuance to May 20, 2004)

4b. 2003 1103D

(J. PURVIS: (415) 558-6354)

361 ELSIE STREET - east side south of Cortland Avenue; Lot 023 in Assessor's Block 5676 – Mandatory Discretionary Review, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2003.08.08.1581, proposing the construction of a three-story-over-garage two-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, a 40-X Height and Bulk District and within the Bernal Heights Special Use District.

Preliminary Recommendation: Do not take Discretionary Review and Approve Project.

(Continued from Regular Meeting of March 25, 2004)

(Proposed for Continuance to May 20, 2004)

5. 2003.0724C (M. WOODS: (415) 558-6315) 1287-89 11Th AVENUE - west side between Irving Street and Lincoln Way; Lot 19, in Assessor's Block 1739 - Request for Conditional Use authorization under Sections 303 and 730.39 of the Planning Code to demolish two residential units on the second and third floors of a building on an approximately 2,400 square-foot lot in the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk Districts. The proposed project would demolish the existing two-story over garage, two-family building and construct a new three-story over three-car garage building containing three dwelling

Preliminary Recommendation: Pending
(Continued from Regular Meeting of February 19, 2004)
(Proposed for Continuance to May 27, 2004)

6a. 2003.0746D (G. NELSON (415) 558-8257). 1234 19th AVENUE – east side between Lincoln Way and Irving Street; lot 038 in Assessor's Block 1732 – Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.06.10.8643, proposing to demolish a two-story single-family dwelling in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and

Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve demolition.

(Procosed for Continuance to May 27, 2004)

6b. 2003.0091D (G. NELSON (415) 558-6257) 1234 19th AVENUE – east side between Lincoln Way and Irving Street; lot 038 in Assessor's Block 1732 – Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2002.06.10.8646, proposing to construct a four-story, three-family residential structure with three off-street parking spaces in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the application with modifications.

(Proposed for Continuance to May 27, 2004)

2004.0180D (G. CABREROS: (415) 558-6169)
 3364 WASHINGTON STREET - north side between Walnut Street and Presidio Avenue,
 Lot 011B in Assessor's Block 0984 - Request for Discretionary Review of Building Permit
 Application No. 2003.11.10.9871 proposing front facade alterations and a three-story rear
 horizontal addition to an existing three-story, single-family residence in an RH-1
 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve as
 submitted.
 (Proposed for Continuance to June 10, 2004)

B COMMISSIONERS' QUESTIONS AND MATTERS

- 8. Commission Comments/Questions
- 9. (ISABEL WADE: (415) 621-3260 ext. 114) <u>NEIGHBORHOOD PARKS COUNCIL PRESENTATION</u> - Dr. Isabel Wade, Executive Director of the Neighborhood Parks Council, will discuss the need for an open space plan and the creation of open space zoning that ensures all neighborhoods receive their fair share of green spaces and recreation facilities. The discussion presents the findings of the Council's year-long study and mapping of existing open space by district and funding allocations through the Open Space Fund over 30 years.

C. DIRECTOR'S REPORT

- 10. Director's Announcements
- 11. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

12. 2003.0860D (E. TOPE: (415) 558-6316) 357 HOWTH STREET east side between Mount Vernon Avenue and Ridge Lane; Lot 013 in Assessor's Block 7035 - Request for Discretionary Review of Building Permit Application No. 2003.04.21.2744, proposing: a one-story (over storage) rear horizontal extension; stairs leading from the new addition to the rear yard; and a 4' high front yard fence, to an existing single family dwelling within an RH-1 (House, One-Family) District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

- 13. 2003.1316DD

 (F. JONES: (415):558-6477)

 168.29" STREET south side between Dolores Street and San Jose Avenue. Lot 017 in Assessors Block 6617 Mandatory Discretionary Review of Building Permit Application No. 2003.06.04 6258 pursuant to the Planning Commission's policy for review of all new residential construction for replacement of structures associated with residential demolition (the demolition was previously approved). The new construction is also subject to a request for Discretionary Review from an adjacent neighbor. The proposal is for the new construction of a four-story, four-unit building in an NC-1 (Neighborhood Commercial Cluster) 40-X Height and Bulk District.

 Prelimnary Recommendation: Take Discretionary Review and modify the replacement structure.
- 14. 2004.0067DD (G. CABREROS: (415) 558-6169) 5734-5736 CALIFORNIA STREET north side between 19th and 20th Avenues, Lot 019 in Assessor's Block 1379 -- Requests for Discretionary Review of Building Permit Application No. 2002.03.04.0585 proposing a horizontal addition, a new partial fourth floor and the addition of a third dwelling unit to an existing three-story, two-unit building in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.

(Continued from Regular Meeting of March 11, 2004)

15. (RODGERS/ALUMBAUGH: (415) 558-6395/558-6601)

PRAFT GLEN PARK COMMUNITY PLAN - (Generally bounded by a quarter mile radius from the Glen Park Bart Station) - [pformational presentation on Commission consideration of endorsement of the Draft Glen Park Community Plan, and a summary of community comments to date. The Draft Plan would serve as framework to guide future development and as a tool for the neighborhood to enhance its unique character. In addition, the plan identifies specific public improvements and recommendations for traffic calming measures, on-street parking adjustments, streetscape enhancements, and greenway connections.

More information is available at www.sfgov.org/planning/citywide/glenpark.html
Preliminary Recommendation: Endorse the draft version of the November 2003 Glen Park Community Plan.

- 16. (D. ALUMBAUGH/J. RUBIN: (415) 558-6601/558-6310) <u>CENTRAL WATERFRONT NEIGHBORHOOD PLAN</u> - Informational presentation on the draft Central Waterfront Neighborhood Plan, a part of the Better Neighborhoods Program. The purpose is to present staff's suggested amendments to the draft plan and to clarify the plan's proposals for housing. No action is requested. Informational Presentation Only.
 (Continued from Regular Meeting of March 18, 2004)
- 17. 2003.1305C (D. DIBARTOLO: (415) 558-6291)

 2238-2250 GEARY BOULEVARD northeast corner at Broderick Street: Lot 025
 (previously lots 005 through 0012) in Assessor's Block 1079: Request for Conditional
 Use Authorization pursuant to Section 712.83 of the Planning Code to install and operate
 a wireless telecommunication facility for Cingular Wireless within an NC-3 (Moderate
 Scale Neighborhood Commercial) Zoning District and an 105-X Height and Bulk district,
 upon the roof of the approximately 98-foot tall Kaiser Medical Building. Per the City and
 County of San Francisco's Wireless Telecommunication Services (WTS) Facilities Siting
 Guidelines, the proposal is a Preferred Location Preference 1, as it is a publicly-used

Preliminary Recommendation: Approve with Conditions

- 18. 2003.1208C

 2601 MISSION STREET southeast corner at 22"d Street, Lot 69 in Assessor's Block 3637 Request for Conditional Use authorization under Planning Code Sections 712.83 and 790.80 to replace nine antennas that are now on the southern and western walls at the roofline with nine antennas that would be located on the middle portions of western, southern, and eastern walls approximately 77-feet above grade. These antennas are part of an existing Wireless Telecommunications Services facility operated by AT&T Wireless. The site is within an NC-3 (Neighborhood Commercial, Moderate-Scale) District and a 50 X / 65-8 Height and Bulk District. Pursuant to the WTS Facilities Guidelines, the project is a Preference 2 Location Site, an existing site on which a legal wireless telecommunications facility is currently located. Preliminary Recommendation: Approval with Conditions
- 19. 2004.0140C (M. SNYDER: (415) 575-6891) 496 14th STREET - The Hush Hush Lounge, east side between Guerrero Street and Valencia Street, Block 26 in Assessor's Block 3533. Request for Conditional Use authorization under Planning Code Sections 710.48 to allow "other entertainment" (as defined by Planning Code Section 790.38), which includes live amplified music entertainment and DJs, in an existing bar. No change to the exterior of the building is proposed. The subject property is within an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions

E. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing



ADDENDUM

SAN FRANCISCO PLANNING COMMISSION

DOCUMENTS DEPT.

APR 1 3 2004

SAN FRANCISCO PUBLIC LIBRARY

Notice of Meeting &

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 15, 2004 1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes; William L. Lee

Commission Secretary: Linda D. Avery

B. COMMISSIONERS' QUESTIONS AND MATTERS

4/15/04

 Presentation from the Office of the City Attorney on the procedures for hiring and releasing the Director of Planning.



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place DOCUMENTS DEPT.

Thursday, April 22, 2004

1:30 PM

Regular Meeting

APR 1 9 2004

SAN FRANCISCO PUBLIC LIBRARY

04-19-04P04:08 RCVD

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes: William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfqov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing

4/22/04

Commission action by conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (±15, 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (±15, 575-8880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10.00 PM. If an item is scheduled but not called or introduced prior to 10.00 PM, the Commission may continue the matter to the next available hearing Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision. The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

San Francisco Lobbyist Ordinance

Altention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00.2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317, and web site http://www.sfoxo.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street, Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the Filine. Accessible MUNI Metro lines are the J. K. L. M. and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's dirty is to serve the public reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724 by (3xx 14/15) 554-7784 or by E-mail at Donna Hall (8c) sif caus

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine...

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Co

Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein;

Kevin Hughes; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to the date, or to hear the item on this calendar.

1. 2002.0914R (D. ARGUMEDO: (415) 558-6308/S. SHOTLAND: (415) 558-6284) 675 TOWNSEND STREET. south side between 7th and 8th Streets; Lot 007 in Assessor Block 3799. The project is related to Planning Case No. 1998-455C, a mixed use development of 148 dwelling units, approximately 35,000 square feet of ground floor commercial space and 256 parking spaces in two basement levels. Due to the presence of a Caltrain easement, the originally proposed 7'-6" wide sidewalk along Townsend Street would be reduced to 4'-6" to maintain a minimum distance from an existing rail line in the Townsend Street inhort-of-way. The reduced sidewalk width is less than the Department of Public Works' minimum 6-foot sidewalk width standard. The subject property (675 Townsend Street) is in an M-2 (Heavy Industrial) District and a 40-X/50-X (Height and Bulk) District.

Preliminary Recommendation: Find the proposal not in conformity with the General Plan

(Continued from Regular Meeting of April 8, 2004)

NOTE: On April 1, 2004, following pubic testimony, the Commission closed public hearing. The Commission entertained a motion to find this project not to be in conformity with General Plan by a vote +3 -2. Commissioners Antonini and Bradford-Bell voted no. Commissioners Boyd and Hughes were absent. The motion failed. The matter was continued to April 8, 2004 by a vote +5 -0 to allow the absent commissioners to participate in the final action. Commissioners Boyd and Hughes were absent.

NOTE: On April 8, 2004, the Commission passed a motion of intent to approve by a vote of +6-1; Commissioner Feldstein voted against. Final Language: April 22, 2004 for final language.

(Proposed for Continuance to May 6, 2004)

2a. 2003.0304E (J. NAVARRETE: (415) 558-5975) 829 FOLSOM STREET - New Construction of 69 Residential Units: Appeal of Preliminary Negative Declaration The proposed project is new construction of 69 residential units in a nine-story, 80-foot tall, approximately 92,900 gross square-foot building covering a 10.313 square-foot site. A public parking lot currently occupies the project site, which would be demolished. About 63 parking spaces would be located in a basement-parking garage with parking entrances/exits on Shipley Street. There would be about 5,000 sq. ft, of ground floor retail space on Folsom Street. Pedestrian access would be on Shipley and Folsom Streets. The proposed project would require Conditional Use authorization for the project's proposed height above 40 feet. The project site is lot 91 in Assessor's Block 3752, on the south side of Folsom Street with street frontage also on Shipley Street, between Fourth and Fifth Street, within a South of Market Residential/Service District (SOM RSD) and a 40-X/85-B Height and Bulk District. Preliminary Recommendation: Uphold the Preliminary Negative Declaration

(Continued from Regular Meeting of April 1, 2004) (Proposed for Continuance to May 13, 2004) 2b. 2003.0304<u>C</u>V

(J. PURVIS: (415) 558-6354)

829 FOLSOM STREET – south side between 4th and 5th Streets, a through lot to Shipley Street; Lot 091 in Assessor's Block 3752. Request for Conditional Use authorization under Planning Code Sections 157, 207.5, 263.11, and 271 to construct an 85-foot-tall, nine-story building exceeding bulk limits, for a mixed-use development with up to 70 dwelling units, up to 5,000 gross square feet of ground floor retail commercial space, and a 62-space parking garage exceeding accessory amounts. A rear yard modification is sought under Section 134(e) to provide rear yard open space within an inner court and on a 7th floor setback of 10-15 feet along Shipley Street.

Preliminary Recommendation: Pending (Continued from Regular Meeting of April 1, 2004) (Proposed for Continuance to May 13, 2004)

2c. 2003.0304CV

(J. PURVIS: (415) 558-6354)

829 FOLSOM STREET - south side between 4th and 5th Streets, a through lot to Shipley Street; Lot 091 in Assessor's Block 3752. The proposal is to construct a mixed-use development with up to 70 'dwelling units, up to 5,000 gross square feet of ground floor commercial space and a 62-space parking garage. A rear yard modification is sought under Section 134(e) to provide rear yard open space within an inner court and on a 7th floor setback of 10-15 feet along Shipley Street. Variances are sought from the bay window projection limitations of Section 136(c)(2)(B) and from dwelling unit exposure requirements of Section 140(a)(2). The site is within an RSD (Residential/Service) Mixed-Use District, and a 40-X/85-B Height and Bulk District.

(Continued from Regular Meeting of April 1, 2004) (Proposed for Continuance to May 13, 2004)

2003.0587HXVLU

(A. LIGHT: (415) 558-6254)

938-942 MARKET STREET - north side between Mason and Cyril Magnin Streets (also fronting on the east side of Mason Street between Market and Eddy Streets (the lot and structure are L-shaped)), Lot 5, in Assessor's Block 341 - Request for 1) a Permit to Alter under Article 11 for a substantial increase in height to a Category I Building; 2) a Determination of Compliance under Section 309 of the Planning Code to permit an one-story vertical addition, historic façade rehabilitation, and conversion of existing office space to approximately 34 residential dwelling units, with an exception to the Planning Code rear yard requirements; 3) the granting of residential open space, dwelling unit exposure, and parking variances; 4) recommendation to the Board of Supervisors for conditional designation as San Francisco Landmark No. 244; and 5) recommendation to the Board of Supervisors for conditional approval of a conditional Mills Act Contract; all for the subject property, which is in the C-3-G Zoning District and a 110-X Height and Bulk District. The Zoning Administrator will hear the variance application concurrently with the Planning Commission.

(Continued from Regular Meeting of March 18, 2004)
(Proposed for further continuance to May 13, 2004)

(M. FUNG: (415) 558-6364)

4. DISCRETIONARY REVIEW COST RECOVERY PROGRAM - On September 25, 2003, the Planning Commission directed the Department to implement full cost recovery for all Discretionary Review (DR) requests, as provided in Sections 352(b) and 350(c) of the Planning Code. On March 4, 2004, the Planning Commission continued the Discretionary Review (DR) Cost Recovery hearing to April 22, 2004 for interested neighborhood groups and department staff to address the Department's financial deficit issues vs. desire for affordable Discretionary Reviews, instead, the department now proposes the following:

Preliminary Recommendation: To initiate the code amendment to allow an application surchárge for all building permits reviewed by the Planning Department and to modify the Planning Code Fee Ordinance to increase the initial Discretionary Review fee to \$300 from \$133 to offset Discretionary Review costs. (continued from Regular Meeting of March 4, 2004) (Proposed for Continuance to May 20, 2004)

5a. 2004.0032D 43 HAMILTON STREET – east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 – Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2002.10.17.9296 proposing the demolition of a one-story, single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Heightt and Bulk District.

Preliminary Recommendation: Pending (Continued fro Regular Meeting of March 11, 2004) (Proposed for Continuance to May 27, 2004)

5b. 2004.0033D (J. PURVIS: (415) 558-6354) 43 HAMILTON STREET – east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 – Mandatory Discretionary Review, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2002.10.17.9298 proposing the construction of a two-story single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Pending (Continued from Regular Meeting of March 11, 2004) (Proposed for Continuance to May 27, 2004)

6. 2003.1110T (I. WILSON: (415) 558-6163) REQUIRED SECOND MEANS OF EGRESS - Ordinance Amending the San Francisco Planning Code to Allow, a Required Second Means of Egress; Adoption of an ordinance amending the San Francisco Planning Code by adding a new section 136(c)(4)(A)(i-v) to allow certain stainways that are a required second means of egress under the Building Code, as permitted obstructions in the rear yard. The California Building Code no longer allows fire escapes as a second means of egress in most cases. This proposed text amendment provides an exemption to meet the requirements of the Building Code. This ordinance also includes changes to Section 311 and 312 to require neighbor notification for the addition of these stainways.

Preliminary Recommendation: Recommend approval of the ordinance to the Board of Supervisors.

(Continued from Regular Meeting of March 25, 2004) (Proposed for Continuance to June 10, 2004)

7. 2003,1164D (M. WOODS: (415) 558-6315) 6725 CALIFORNIA STREET - south side between 29th and 30th Avenues, Lot 47 in Assessor's Block 1404 - Request for Discretionary Review of Building Permit Application No. 2003.03.13.9612 proposing to after the existing two-story, single-family dwelling by raising the building approximately eight feet in order to create a new ground floor to contain a two-car garage, with a new dwelling unit behind, and expanding the building to the front, rear and sides. The subject property is located in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

NOTE: On January 22, 2004, following public testimony, the Commission closed the public hearing. The Commission expressed concerns that statements about

preserving this structure or the essence of it are not reflected in the plans submitted. Item continued to March 25, 2004. Public hearing will remain open on any new information presented.

Chillengia April 22 2004

(Continued from Regular Meeting of March 25, 2004) (Proposed for Continuance to June 3, 2004)

2003.0841C (G. NELSON: (415) 558-6257) 1950-1960 GREEN STREET - north side between Buchanan and Laguna Streets; Lot 040 in Assessor's Block 0542: Request for Conditional Use authorization pursuant to Sections 178(c) and 303 of the Planning Code to enlarge 2 legal dwelling units which exceed the density limit for the RH-2 (Residential, Two-Family) District and 40-X Height and Bulk District within an 11-unit residential building. The proposal is also to raise the building approximately four feet to create a new below-grade parking garage for 11 vehicles, and to expand the building toward the rear at the first, second, and third stories to allow enlargement of 4 of the 11 units. New entry stairs and a driveway/garage door will be constructed at the front.

Preliminary Recommendation: Approval with Conditions (Proposed for Continuance to June 3, 2004)

(M. CORRETTE: (415) 558-6295) INNER MISSION NORTH, PHASE II HISTORIC RESOURCE SURVEY - Consideration to adopt a motion to endorse the Inner Mission North Cultural Resource Survey, Phase II. and Draft Context Statement findings. The Inner Mission North Survey Area is bound by Dolores to the west, Mission, Natoma and Capp Streets to the east, Duboce Avenue to the north and 16th Street to the south and includes the following Assessor Parcels: Block 3532, Lots: 003, 004, 004A, 006, 007, 008, 009, 010, 011, 012, 012A, 019B, 025, 043, 044, 049, 050, 051, 052, 053, 054, 055, 056, 056A, 057,058, 059, 060, 062, 064, 065, 065A, 068, 069, 071. Block 3533, Lots: 007, 008, 011, 013, 015, 016, 017, 018, 019, 020, 021, 022, 023, 026,026A, 029, 031, 032, 033, 033, 034, 039, 040, 041,042, 043, 044, 044A, 046, 047, 048, 049, 050, 051, 051A, 052, 055, 056, 057, 058, 059, 060, 061, 063, 064, 065, 066, 067, 068, 069, 070, 070A, 072, 073, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084. Block 3534, Lots: 002, 003, 004, 005, 006, 006A, 007, 010A, 011, 012, 013, 014, 015, 016, 017, 017A, 017B, 017D, 017E, 018, 019, 020, 022, 024, 025, 025A, 025B, 025C, 025D, 025E, 026B, 027, 028, 031, 031A, 032, 034, 035, 036, 037, 038, 040, 041, 043, 047, 048, 049, 050, 056, 058, 063, 064, 065, 068, 095, 096, 097, 098, 099, 100, 103, 104, 105. Block 3544, Lots: 003, 004, 006A, 008, 010, 011, 79,80,81, 013, 013A, 015, 016, 017. Block 3545, Lots: 018A, 019, 022, 022, 023, 024, 025A, 026, 027, 028, 029, 032, 033, 034,035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 050, 055, 057, 058, 059, 062, 063, 064, 066, 067, 068, 069, 070, 071, 073, 074, 077, 078, 079, 082, 083, 085, 086, 087, 088, 089, 090, 091, 092, 092 A, 093, 094, 096, 097, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120,121, Block; 3547, Lots; 003, 004, 005, 007, 008, 018B, 019, 027, Block 3548. Lots: 019, 020, 021, 023, 024, 025, 026, 027, 028, 031, 032, 036, 036A, 039, 040, 041, 044, 045, 047, 049, 050, 053, 054, 055, 056, 057, 058, 058, 059, 060, 061, 062, 064, 065, 068, 069, 070, 071, 072, 073, 074, 077, 078, 079, 081,082, 083, 084, 086. Block 3553, Lots: 022, 032, 043, 044, 045, 046, 047, 048, 052. Block 3554, Lots: 002, 003, 007, 008, 012, 030, 031, 032, 032A033, 033A, 034, 035, 036, 037, 040, 043, 045, 046, 046A, 047, 051, 052, 055, 056, 057, Block; 3555, Lots; 002, 004, 016, 017, 018, 021, 022, 023, 024, 025, 026, 027, 028, 029, 031, 031A, 031B, 031C, 031D, 031E, 031F, 031G, 033, 034, 042, 044, 045, 047, 048, 049, 050, 051, 052, 053, 054, 055A, 055B, 058, 063. Block 3556, Lots: 002, 003, 004, 005, 006, 007, 008, 016, 017, 018, 019, 020, 021, 023, 027, 030, 033, 035, 037, 038, 039, 048, 230-236, 57, 58, 59. Block 3557, Lots: 008, 008A, 009A, 009B, 010, 011, 012, 013, 014, 015. Block 3567, Lots: 034, 035, 036, 037, 039, 040, 041, 042, 044. Block 3568, Lots: 001, 059, 059, 061, 062, 063, 064, 066, 067. Block 3569. Lots: 049. 050. 051. 075. 076. 077. 078. Block 3570. Lots: 047A. 047C. Phase I gathered information on the physical characteristics of 420 properties in

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the survey area on DPR 523A forms. Phase II gathered information on the history of each property and evaluated 420 properties, utilizing DPR 523B forms. Evaluations are based on National Register Criteria and assess each property for eligibility for listing in the National Register, California Register, and Local registration. The evaluations consider properties individually and as members of groups, or districts. A historical context was developed as a framework for the evaluation. Survey conclusions and context statement are on the Planning Department's web page at http://www.ci.st.ca.us/planning/preservation/InnerMiss.pdf
Preliminary Recommendation: Pending
(Proposed for Indefinite Continuance)

10. 2003.0949CV (G. CABREROS. (415) 558-6169) 3300 CLAY STREET - northwest corner of Presidio Avenue and Clay Street, Lot 003 in Assessor's Block 0997 -- Rear yard, open space and nonconforming structure variances from Planning Code Sections 134, 135 and 188, respectively, are sought. A six-unit apartment building currently occupies most of Lot 003 and a portion of Lot 004. While the lot line adjustment, proposed via the Conditional Use case described above, would result in the apartment building being entirely contained on Lot 003, Lot 003 would remain noncomplying with the above provisions requiring variances. The site is within an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. (Variance has been Withdrawn)

B. COMMISSIONERS' QUESTIONS AND MATTERS

11. Commission Comments/Questions

C. DIRECTOR'S REPORT

- 12. Director's Announcements
- 13. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

- 14. 2003.1273C 2001 37th AVENUE (aka 2750 RIVERA STREET) — west side between Ouintara and Rivera Streets, Lot 006 in Assessor's Block 2094 - Request to amend Conditional Use Authorization 1989.477C and Motion 12024 pursuant to Sections 303 and 209.3(h) of the Planning Code to install outdoor lighting to allow evening use of an existing athletic field at Saint Ignatius Preparatory School within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District. The proposal is to install four posts with light fixtures at each corner of an athletic field located between the parking lot/tennis courts at 37th Avenue and Rivera Street and the gymnasium and swimming facilities. The poles and light fixtures will be up to 40 feet from 36th Avenue and 39th Avenue. Preliminary Recommendation: Approval with Conditions.
- 15. 2003.0949C (G. CABREROS: (415) 558-6169) 3300 CLAY STREET northwest corner at Presidio Avenue, Lot 004 in Assessor's Block 0997 Request for Conditional Use Authorization under Planning Code Sections 121 and 303 to create a lot measuring less than 25 feet in width, having an area of not less than 1,500 square feet, and to contain a single-family residence in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. The proposal is to adjust the property line between Lots 003 and 004 so that the existing six-unit apartment

building (located to the east) is entirely contained on Lot 003 and to allow the construction of a new three-story, single-family residence on Lot 004. Preliminary Recommendation: Approval with Conditions

16a 2004.0090EKCV (G. CABREROS: (415) 558-6169) 2655 VAN NESS AVENUE - southwest corner of Van Ness Avenue and Greenwich Street, Lot 001 in Assessor's Block 0522 -- Request for Conditional Use Authorization under Planning Code Sections 253 and 271 to allow a building to exceed 40 feet in height and to exceed the prescribed bulk limit in an RC-3 (Residential-Commercial Combined. Medium Density) District and a 65-A Height and Bulk District. Above a height of 40 feet. the A Bulk District allows a maximum building length of 100 feet and a maximum diagonal dimension of 125 feet. The proposal is to demolish the existing three-story commercial building (former uses include a television station and most recently a tennis club) and to construct a new six-story, mixed-use building up to 65 feet in height and with a maximum length of 128 feet and a maximum diagonal measurement of 146 feet above a height of 40 feet. The new building proposes up to 29 dwelling units, 43 parking spaces in a below-grade garage, and approximately 4,700 square feet of commercial space at street level. A concurrent hearing before the Zoning Administrator will be held for a Variance

Preliminary Recommendation: Approval with Conditions

- 16b. 2004.0090FKCV (G. CABREROS: (415) 558-6169) 2655 VAN NESS AVENUE - southwest corner of Van Ness Avenue and Greenwich Street, Lot 001 in Assessor's Block 0522 -- Rear yard and dwelling unit exposure variances from Planning Code Sections 134 and 140 are sought. The proposal is to demolish the existing three-story commercial building and to construct a new six-story. mixed-use building up to 65 feet in height with up to 29 dwelling units, 43 parking spaces in a below-grade garage, and approximately 4,700 square feet of commercial space at street level. The proposed building measures 122 feet long and 70 feet deep, a rear yard Variance is requested. A five-foot rear yard is proposed along the western portion of the lot where an 18.75-foot rear yard is required. A Variance from the exposure requirements is also requested. Eight units along the west side of the proposed building would not meet the dwelling unit exposure requirement, which requires all dwelling units to face onto either a street or Code-complying rear yard. The subject property is located in an RC-3 (Residential-Commercial Combined, Medium Density) District and a 65-A Height and Bulk District.
- 17a. 2003.0535EDDV 937 - 939 JACKSON STREET - Consideration of a Motion adopting findings related to a determination of compliance under the California Environmental Quality Act as described in a Final Mitigated Negative Declaration of Environmental Review for the construction project proposed (demolition of a two-family dwelling and the construction of a new nineunit residential building), Lot 028 in Assessor's Block 0191. Preliminary recommendation: Adopt CEOA Findings
- 17b. 2003.0904D (J. MILLER: (415) 558-6344) 937 939 JACKSON STREET -- south side between Powell and Mason; Lot 028 in Assessor's Block 0191 -- Mandatory Discretionary Review of Building Permit Application No. 2003.07.24.0318 proposing the demolition of a two-family dwelling and its replacement with a new building containing nine dwelling units. The subject property is located in an RMr-3 (Mixed Residential, Medium Density) District and a 65-A Height and Bulk District

Preliminary Recommendation: Do Not Take Discretionary Review and approve the demolition permit.

(Continued from Regular Meeting of April 1, 2004)

modifications.

- 17c 2003.0535EDDV (J. MILLER: (415) 558-6344) 937 939 JACKSON STREET south side between Powell and Mason Streets. Lot 028 in Assessor's Block 0191, in an RM-3 (Mixed Residential, Medium Density) District and a 65-A Height and Bulk District Mandatory Discretionary Review of Building Permit Application No. 2003-05-20-5122 to construct a new four-story, nine-unit residential building approximately 40 feet in height, pursuant to a residential demolition. There is also a request for Discretionary Review filed by a neighbor. Preliminary recommendation: Take Discretionary Review and approve the permit with
- 17d. 2003.0535EDDV (J. MILLER: (415) 558-6344) 937 939 JACKSON STREET south side between Powell and Mason Streets, Lot 28 in Assessor's Block 191, in an RM-3 (mixed Residential, Medium Density) District and a 65-A Height and Bulk District. A rear-yard Variance is sought, pursuant to Section 134 of the Planning Code, for construction of a new four-story residential building containing nine dwelling units with a ground-floor garage containing nine off-street parking spaces, after demolition of the existing two-family dwelling. A portion of the garage level is proposed to project approximately 19 feet five inches into the otherwise-required rear-yard area, leaving an area open and clear (from the ground up) of 15 feet behind it. On the second floor, another projection into the otherwise-required rear yard of six feet six inches over a width of 27 feet (with five-foot setbacks from each of the side lot lines) is proposed. The upper surfaces of these two rear projections would be finished off as usable open space.
- 18a. 2003.1282D (K. McGEE: (415) 558-6367) 309 CORTLAND AVENUE north side between Bocana and Bennington Streets, Lot 17 in Assessor's Block 5667 Request for Discretionary Review for Building Permit Application No. 2003.09.30.6176, proposing to change the use of the existing bar "Chartle's Club", to add "Other Entertainment", per Planning Code Section 711.48, located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve the project with

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of February 12, 2004)

- 18b. 2003.0312D (K. McGEE: (415) 558-6367) 309 CORTLAND AVENUE north side between Bocana and Bennington Streets, Lot 17 in Assessor's Block 5667 Request for Discretionary Review for Building Permit Application No. 2004.02.24.7100, proposing to allow the rear addition to be used by patrons of the bar in the existing bar "Charlie's Club", per Planning Code Section 312, located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District.
- Preliminary Recommendation: Take Discretionary Review and approve the project with conditions.
- 2003.0741D
 2003.0741D
 580 OAK PARK DRIVE end of Oak Park Drive, a cul-de-sac, 450 feet from the corner of Devonshire Way and Oak Park Drive, located in the Forest Knolls Neighborhood, in a residential enclave between Mount Sutro and the Laguna Honda Reservoir, Lot 30 in Assessor's Block 2676 Request for Discretionary Review for Building Permit Application No. 2002.12.04.261, proposing to construct a new three-story-over-garage, single-family

dwelling in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.

Hursday April 22 2004

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

(Continued from Regular Meeting of March 11, 2004)

same I many is a Property Commercian.

Note: On March 11, 2004, the Commission received the staff report and heard public testimony regarding the project. Following the Commission's deliberation, the matter was continued to April 1, 2004 and the project sponsor was instructed to meet with neighbors. The Director of Planning was requested to report back on the soil condition. On April 1, 2004 the Commission continued this item to April 22, 2004 without further hearing.

20. 2003.0946D (D. DIBARTOLO: (415) 558-6291) 458-460 35th AVENUE - east side between Geary Boulevard and Clement Street: Lot 042 in Assessor's Block 1466 - Request for Discretionary Review of Building Permit Application No. 2003.02.21.8034, proposing to construct a 3' 4" deep, three-level rear horizontal addition with: a two-story deck and stairs; and add a new, approximately 830 square foot, partial third floor to a two-story over ground floor structure containing two dwelling units in an RH-2 (Residential House, Two-Family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.

(Continued from Regular Meeting of March 11, 200

- 21. 2003.1267D (M. SNYDER: (415) 575-6891) 952 DeHARO STREET west side between Southern Heights Avenue and 22nd Street, Lot 27 in Assessor's Block 4095 Request for Discretionary Review of Building Permit Application No. 2003.05.29 5746 proposing to construct a new three story dwelling at the front of a lot where a single-family dwelling exists at the rear of the lot. The property is within an RH-2 (House, Two-family) District, and a 40-X Height and Bulk District. eliminary Recommendation: Take Discretionary Review and approve the project as modified.
- 22a. 2004.0087D (W. HASTIE: (415) 558-6381)

 1311 GUERRERO STREET east side between 25th and 26th Streets; Lot 30 in Assessor's Block 6532. Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.10.27.8677 to demolish an existing two-family dwelling (the project also proposes the construction of a new three-family dwelling) in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

 Preliminary Recommendation: Do not take Discretionary Review and Approve Demolition.
- 22b. 2004 0089D (W. HASTIE: (415) 558-6381) 1311 GUERRERO STREET - east side between 25th and 26th Streets; Lot 30 in Assessor's Block 6532. Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new construction as a result of housing demolition, of Building Permit Application No. 2003.10.27.8675 for the new construction of a three-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and Approve the Project as Proposed.

E. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10.00 PM. If an item is scheduled but not called or introduced prior to 10.00 PM, the Commission may continue the matter to the next available hearing



SAN FRANCISCO PLANNING COMMISSION

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The Peninsula Corridor Joint Powers Board

Notice of Meeting & Calendar of Special Joint Meeting

DOCUMENTS DEPT

APR 1 9 2004 SAN FRANCISCO

Board of Supervisors Chambers – 250 Room City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 22, 2004 6:00 PM PUBLIC LIBRARY

04 19 04100.00 KCYL

Planning Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet; http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 50.0 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CO 49103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: inda. very@efgov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a general plan, (2) the adoption or amendment or any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in within correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification risk be appeared to the Board of Supervisors which 30 days. Quil 115-394-1934 for more information. Commission actions after Discreptionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call 115 in 575-3880 for more information. Zoning Administrator action on a variance accitation may be appealed to the Board of Appeals within 10 days of sistance of the written a decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10.00 PM. If an item is scheduled out not called or introduced prior to 10.00 PM, the Commission may continue the matter to the next available hearing Items I step on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision. The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Pease be advised that the Chair may order the removal from the meeting froom of any persons) responsible for the ringing or use of a cell chone pager or other similar sound-producing electronic devices (674.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic process at and during sublic meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

San Francisco Lobbvist Ordinance

Attention Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue. Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300, fax (415) 581-2317, and web site http://www.sfoxo.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight Noriega and the F Line. Accessible MUNI Metro lines are the J. K. L. M. and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice) In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are cogen to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Ooma Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 534-7724 by fax at (1415) 554-7846 or by E-mail at Donna_Hall@cr.stc us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

6.00 PM

ROLL CALL.

Planning Commission President:

Planning Commission Vice-President:

Planning Commissioners:

Shelley Bradford Bell

Sue Lee

Michael J. Antonini; Rev. Edgar E. Boyd: Lisa Feldstein; Kevin Hughes; William L. Lee

Joint Powers Board Chair: Joint Powers Board Vice Chair: John McLemore Mike Nevin

Board members:

Sophie Maxwell, Jose Cisneros, Michael Burns, Jim Hartnett,

Arthur Lloyd, Ken Yeager, Don Gage

PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

В. REGULAR CALENDAR

2000 048F (J. A. KUGLER: (415) 558-5983) TRANSBAY TERMINAL/CALTRAIN DOWNTOWN EXTENSION/REDEVELOPMENT PROJECT - Certification of the Final Environmental Impact Report. A joint EIS/EIR has been prepared for this project. The proposed project has three major components: the construction of a multi-modal Terminal on the site of the present Terminal (that would be demolished) at Mission and First Streets; an underground extension of Caltrain commuter rail service from its current San Francisco terminus at Fourth and Townsend Streets to a new terminus underneath the proposed new Transbay Terminal; and establishment of a Redevelopment Area Plan with related development projects, including transit-oriented development in the vicinity of the new multi-modal Transbay Terminal. The proposed Redevelopment Area would generally be bound by Mission. Main, Spear, Folsom, Essex, I-80, Second and Minna Streets while the Caltrain track alignment is under Townsend and Second Streets. Other subordinate components of the project include a temporary bus terminal facility at Beale and Folsom Streets to be used during construction of the new Transbay Terminal; a permanent off-site bus storage/layover facility; reconstructed bus ramps leading to the new Transbay Terminal; and a redesigned Caltrain storage vard.

Preliminary Recommendation: Certify Environmental Document

NOTE: Public Hearing Closed.

PUBLIC COMMENT

At this time, members of the public may address the Joint Commissions on items of interest to the public that are within the subject matter jurisdiction of the Joint Commissions except agenda items.

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing



ADDENDUM

SAN FRANCISCO PLANNING COMMISSION

&

The Peninsula Corridor Joint Powers Board

Notice of Meeting & Calendar of Special Joint Meeting

DOCUMENTS DEPT.

APR 2 0 2004

Board of Supervisors Chambers – 250 Room City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 22, 2004 6:00 PM SAN FRANCISCO PUBLIC LIBRARY

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Commission Secretary: Linda D. Avery

B. REGULAR CALENDAR

4/22/04

2. 2004.055M
TRANSBAY REDEVELOPMENT PROJECT AREA PRELIMINARY PLAN
FORMULATION OF PRELIMINARY PLAN AND FINDING OF GENERAL
CONSISTENCY WITH THE GENERAL PLAN. All, or portions of Assessor's Blocks
3718, 3719, 3720, 3721, 3736, 3737, 3738, 3739, 3740, 3749 and 3764, being generally
the area bounded by Mission, Main, Folsom and Second Streets, together with a portion
of the Block bounded by Howard, Spear, Folsom and Main Streets, and a portion of the
Block bounded by Folsom, First, Harrison and Second Streets. Formulation of a
Preliminary Plan for the Transbay Redevelopment Project Area, as revised from a
previous Preliminary Plan (February 22, 2001), and finding said revised Preliminary Plan
to be generally consistent with the San Francisco General Plan.
Preliminary Recommendation: Adopt Resolution formulating Preliminary Plan and finding

said plan generally consistent with General Plan

NOTICE OF **CANCELLATION**

SAN FRANCISCO PLANNING COMMISSION **Regular Meeting Thursday** April 29, 2004

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, April 29, 2004 has been cancelled. The next Regular Meeting of the Planning Commission will be held on Thursday, May 6, 2004.

> Linda D. Avery Commission Secretary

DOCUMENTS DEPT.

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PLANNING COMMISSION ROSTER PRESIDENT SHELLEY BRADFORD BELL VICE-PRESIDENT SUE LEE

055

COMMISSIONER MICHAEL J. ANTONINI
COMMISSIONER EDGAR E. BOYD COMMISSIONER LISA M. FELDSTEIN COMMISSIONER KEVIN HUGHES COMMISSIONER WILLIAM L. LEE

04-20-04P01:11 RCVD

ACTING DIRECTOR OF PLANNING LAWRENCE BADINER COMMISSION SECRETARY LINDA D. AVERY

NOTICE OF CANCELLATION/ CONTINUANCE

SAN FRANCISCO PLANNING COMMISSION Regular Meeting Thursday April 29, 2004

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04-22-04P01:19 ROVB

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday*, *April* 29, 2004 has been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday*, *May* 6, 2004.

The item listed below is continued as indicated:

2000.465M

(T. OJEDA: (415) 588-6251)

HOUSING ELEMENT OF THE GENERAL PLAN. The Commission will consider a resolution to adopt proposed amendments to the Housing Element of the General Plan under the provisions of Sections 340 and 306.3(b)(3) of the Planning Code. Proposed revisions will update the Residence Element adopted in 1990 and include an assessment of housing needs and new policies to increase housing production in higher residential density areas near downtown and along transit served neighborhood commercial districts; reconsider residential parking requirements; and support construction of new family housing. The Proposal for Adoption of the Housing Element of the General Plan incorporates comments received by the Planning Department at public hearings conducted on March 27, 2003; May 1, 2003; June 5, 2003; July 21, 2003; and Cotober 9, 2003. Copies of the Proposal for Adoption of the Housing Element are available and can be picked up free of charge at the Planning Department, 1660 Mission Street, 5th Floor on April 26, 2004. Please call Teresa Ojeda, 558-6251, reqarding the Proposal for Adoption of the Housing Element if you have any questions.

(Proposed for Continuance to May 13, 2004)

Linda D. Avery Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT SHELLEY BRADFORD BELL VICE-PRESIDENT SUE LEE

COMMISSIONER COMMISSIONER EDGAR E. BOYD LISA M. FELDSTEIN COMMISSIONER EVIN HUGHES COMMISSIONER WILLIAM L. LEE

ACTING DIRECTOR OF PLANNING LAWRENCE BADINER COMMISSION SECRETARY LINDA D. AVERY

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

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MAY - 3 2004

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05-03-04A10:53 10VD

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 6, 2004 1:30 PM

5/6/04

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet; http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET. 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence for Commissioners, please copy the Commission Secretary at: India.avery@sfgov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of az oning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbvist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.stgov.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall. 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 46 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hottine at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donnal Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by tax (1415) 554-7854 or by E-mail at Donnal Hall @Cist.fc.aux.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL:

Commission President:

Commission Vice-President: Sue Lee

Michael J. Antonini; Rev. Edgar E. Boyd; Lisa Feldstein; Commissioners:

Shelley Bradford Bell

Kevin Hughes: William L. Lee

CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.0846C

(F. JONES: (415) 558-6477) 1298 OCEAN AVENUE, northeast corner of Ocean Avenue, and Plymouth Avenue, Lot 017, Assessor's Block 3199 - Request for Conditional Use Authorization pursuant to Sections 711.83, 711.11 and 711.21 of the Planning Code for the establishment of a 6.100 square foot public library branch on a vacant 11.120 square foot corner lot previously occupied by an auto repair garage, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions.

- (Proposed for Continuance to June 3, 2004)
- 2. 2003.1254D

as submitted

(E. TOPE: (415) 558-6316)

170 ST. GERMAIN AVENUE - north side at Glenbrook Avenue; Lot 009 in Block 2708 -Request for Discretionary Review of Building Permit Application No. 2003.07.31.0905. proposing to construct a one story horizontal and a one story vertical addition to an existing two story over basement single family dwelling in an RH-1 (D) (Residential, House, One-Family, Detached Dwelling) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project

(Continued from Regular Meeting of April 8, 2004)

- (Proposed for Continuance to June 10, 2004)
- 2003 0660C 3. (G. NELSON: at (415) 558-6257) 3740-3742 GEARY BOULEVARD - north side between Arguello Boulevard and Second Avenue: Lot 012 in Assessor's Block 1433 - Request for Conditional Use authorization pursuant to Section 161(j) of the Planning Code to construct a 4-story mixed-use building with no off-street parking spaces within an NC-3 (Moderate Scale Neighborhood Commercial) District and an 80-A Height and Bulk District. An existing single-story commercial structure ("White Caps Cafe") will be demolished. The replacement building will contain a restaurant at the first (ground) floor, and four dwelling units at the upper three floors. Conditional Use authorization is required to reduce the residential off-street parking requirement of the new structure from 4 spaces to none.

Preliminary Recommendation: Approval with conditions.

- (Proposed for Continuance to June 17, 2004)
- 4. 2001.0249CV

(A. LIGHT: (415) 558-6254)

605 KEARNY STREET - west side between Sacramento and Commercial Streets, Lot 7. in Assessor's Block 226 - Request for a Conditional Use authorization for a building exceeding 35 feet in height, and for required rear yard and parking variances for a building in the Chinatown Community Business (CCB) Zoning District and a 50-N Height and Bulk District. The Variance application will be considered by the Zoning Administrator concurrently at the same hearing with Conditional Use authorization. The proposal is to add one four-story dwelling unit to an existing one-story commercial building on a small, approximately 700 square foot, 29.5-foot deep lot. The commercial unit on the ground floor would remain. No parking would be provided. A Conditional Use authorization is required in the Chinatown Community Business Zoning District for any building exceeding 35 feet in height. The building would be 50 feet in height with the proposed addition. The addition, like the existing commercial building would cover the entire small site. Therefore, both a parking and a rear yard variance would be required. Required open space would be provided on a rooftop terrace.

Preliminary Recommendation: Pending (Proposed for Continuance to June 17, 2004)

5. 2003.0607C (T. TAM: (415) 558-6325) 306 RANDOLPH STREET - north side of Randolph Street, between Ramsell and Victoria Streets, Lots 51 and 56 in Assessor's Block 7088 - Request for Conditional Use authorization pursuant to Planning Code Sections 209.3(c), 710.11, and 710.21 to establish an institutional use (residential care facility for up to 56 persons) in an existing two-story commercial building currently owned and occupied by the Yeo Lai Sah Buddhist Temple. The project will also include a lot line adjustment between Lots 51 and 56. The property is located in NC-1 (Neighborhood Commercial Cluster) District and a

40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of March 4, 2004)
(Proposed for Continuance to July 15, 2004)

 2004.0192D (E. TOPE: (415) 558-6316) 593-595 26TH AVENUE - west side between Anza Street and Geary Boulevard; Lot 015C in Assessor's Block 1518 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2003.10.28.8782, proposing to merge two dwelling units to create a single-family dwelling in an RM-1 (Residential, Mixed, Low Density District) and a 40-X Heioth and Bulk District.

Preliminary Recommendation: Take Discretionary Review and Disapprove the merger. (Continued from Regular Meeting of March 25, 2004)

BUILDING PERMIT APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT.

B. COMMISSIONERS' QUESTIONS AND MATTERS

- 7. Consideration of Adoption Draft Minutes of March 18, April 1, and April 8, 2004.
- Commission Comments/Questions

C. DIRECTOR'S REPORT

- Director's Announcements
- 10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

2002 0914B (D. ARGUMEDO: (415) 558-6308/S. SHOTLAND: (415) 558-6284) 11. 675 TOWNSEND STREET - south side between 7th and 8th Streets; Lot 007 in Assessor Block 3799. The project is related to Planning Case No. 1998.455C, a mixed use development of 148 dwelling units, approximately 35,000 square feet of ground floor commercial space and 256 parking spaces in two basement levels. Due to the presence of a Caltrain easement, the originally proposed 7'-6" wide sidewalk along Townsend Street would be reduced to 4'-6" to maintain a minimum distance from an existing rail line in the Townsend Street right-of-way. The reduced sidewalk width is less than the Department of Public Works' minimum 6-foot sidewalk width standard. The subject property (675 Townsend Street) is in an M-2 (Heavy Industrial) District and a 40-X/50-X (Height and Bulk) District.

Preliminary Recommendation: Find the proposal not in conformity with the General Plan

(Continued from Regular Meeting of April 22, 2004)

NOTE: On April 1, 2004, following pubic testimony, the Commission closed public hearing. The Commission entertained a motion to find this project not to be in conformity with General Plan by a vote +3 -2. Commissioners Antonini and Bradford-Bell voted no. Commissioners Boyd and Hughes were absent. The motion failed. The matter was continued to April 8, 2004 by a vote +5 -0 to allow the absent commissioners to participate in the final action. Commissioners Boyd and Hughes were absent.

NOTE: On April 8, 2004, the Commission passed a motion of intent to approve by a vote of +6-1; Commissioner Feldstein voted against. Final Language: April 22, 2004 for final language.

NOTE: On April 22, 2004, the item was continued to May 6, 2004 without further deliberation.

F. REGULAR CALENDAR

- 12. 2002.0731D (J. IONIN: (415) 558-6309) 3410 CALIFORNIA STREET - north side between Laurel and Locust Streets: Lot 009 in Assessor's Block 1019 - Request for Discretionary Review of Permit Application No. 2001.05.14.9020, proposing to construct a new four unit building in an RM-1 (Mixed Residential, Low Density) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take DR and approve with modifications. (Continued from Regular Meeting of March 11, 2004)
- 13a. 2004.0063D (G. CABREROS: (415) 558-6169) 141 WILLARD NORTH STREET - west side between Turk Street and Golden Gate Avenue: Lot 005 in Assessor's Block 1142 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.05.22.5283, proposing to demolish an existing two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and disapprove demolition. (Continued from Regular Meeting of March 25, 2004)

13b. 2004.0064D (G. CABREROS: (415) 558-6169) 141 WILLARD NORTH STREET - west side between Turk Street and Golden Gate Avenue; Lot 005 in Assessor's Block 1142 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential buildings in association with residential demolitions, of Building Permit Application No. 2003.05.22.5280, proposing to construct a new four-story, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Construction Permit.

Preliminary Recommendation: Take Discretionary Review and disapprove the application. (Continued from Regular Meeting of March 25, 2004)

- 14a. 2003.0628D (D.SIROIS: (415) 558-6313) 1478 12th AVENUE - east side, between Kirkham & Judah, Lot 026, Assessor's Block 1842 - Mandatory Discretionary Review under the Planning Commission's polley requiring review of housing demolition, of Demolition Permit Application 2003.05.09.4260, to demolish an existing one-story plus basement single-family dwelling in an RH-2 (Residential House, Two-Family) District and in a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit
- 14b. 2003.0091D (D.SIROIS: (415) 558-6313) 1478 121h AVENUE - east side, between Kirkham & Judah, Lot 026, Assessor's Block 1842 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.05.09.4271, proposing to construct a three-story, two-family residential structure with two off-street parking spaces in an RH-2 (Residential House, Two-Family) District and in a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the New
- 15a. 2004.0116CV (D. DIBARTOL.O: (415) 558-6291) 528 DIVISADERO STREET - east side between Fell and Hayes Streets; Lot 021 in Assessor's Block 1203: Request for Conditional Use authorization under Section 711.24 of the Planning Code to add an Outdoor Activity Area in the rear yard of the new Full-Service Restaurant (Zeriab). The project would add an approximately 200 square foot seating area with three tables and 12 chairs at the rear yard, for the use of the ground floor restaurant, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.

Preliminary Recommendation: Approval with conditions

- 15b. 2004.0116CY (D. DiBARTOLO: (415) 558-6291) 528 DIVISADERO STREET east side between Fell and Hayes Streets; Lot 021 in Assessor's Block 1203: Rear Yard and Non-Complying Structure Variances sought to demolish the existing rear stairs and decking and to reconstruct the stairs with decking at the rear of the existing three-story mixed-use structure. The proposed decking with stairs would be located at the rear-building wall and would extend in height to the floor level of the third story. The project would have a maximum width of 21'-8" and would extend approximately 6"-4" from the existing rear building wall, resulting in an encroachment of approximately 15'-4" into the approximately 28'-2" required rear yard in an NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.
- 16. 2004.0166T (P. LORD: (415) 558-6311) C-M FLOOR AREA RATIO REDUCTION - Consideration of an Ordinance to amend the Planning Code by amending Section 124(e) to provide that the basic floor area ratio for C-M Zoning Districts is 3.0 to 1, and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. Preliminary Recommendation: Disapproval
- 2003.1220I (K. RICH: (415) 558-6345) <u>CITY COLLEGE OF SAN FRANCISCO</u> - Submission of 10 year Institutional Master Plan by City College of San Francisco and subsequent public hearing as per Planning Code

Section 304.5 (d). The purpose of this hearing is for the receipt of public testimony only, and shall in no way constitute an approval or disapproval of the institutional master plan by the Planning Commission.

Preliminary Recommendation: No Commission Action is Required.

- 18. 2004.0185C 3991 ALEMANY BOULEVARD (aka 3911 ALEMANY BOULEVARD) - south side between Worchester Street and St. Charles Avenue, Lot 12 in Assessor's Block 7126A -Request for Conditional Use Authorization under Planning Code Section 713.43 for the proposed establishment of a large fast food restaurant (Extreme Pizza), approximately 1,472 square feet in size, operating between 11:00 a.m. to 10:00 p.m., in an NC-S (Neighborhood Commercial-Shopping Center) District and 40-X Height and Bulk District. The restaurant location is near the shopping center entrance off of Worchester Street. Preliminary Recommendation: Approval with conditions
- 19a. 2003.1241QV (M.WOODS: (415) 558-6315) 1447 1449 LOMBARD STREET south side between Van Ness Avenue and Franklin Street; Lot 104, in Assessor's Block 0503 Request for Conditional Use authorization under Planning Code Sections 161(j) and 303 to waive the two-car parking requirement for the proposed conversion of office spaces to two dwelling units on the second and third floors of an existing three-story building with a full-service restaurant on the ground floor. The site is within an NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

- 19b. 2003.1241CV (M.WOODS: (415) 558-6315) 1447 - 1449 LOMBARD STREET - south side between Van Ness Avenue and Franklin Street; Lot 104, in Assessor's Block 0503 - Request for rear yard and non-complying structure variances for the proposed conversion of office spaces to two dwelling units on the second and third floors of an existing three-story building with a full-service restaurant on the ground floor. The proposed conversion would not alter the configuration of the existing building. Because the existing building already encroaches into the required rear yard, it is considered a legal, non-complying structure, and the conversion of the two upper floors from commercial use to residential use triggers these variances. The site is within an NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District and a 40-X Height and Bulk District.
- 20a. 2003.1181KCB (M. LI: (415) 558-6396) 801-825 MISSION STREET the entire block bounded by 4th, Minna, 5th, and Mission Streets, Lot 067 in Assessor's Block 3724 Request for a General Plan Referral to determine if the construction of a wireless telecommunications facility for Cingular Wireless on the 5th & Mission Garage is in conformity with the objectives and policies of the General Plan.
 Preliminary Recommendation: Determination that the project is in conformity with the objectives and policies of the General Plan.
 (Continued from Regular Meeting of April 1, 2004)
- 20b. 2003.1181KQR (M. LI: (415) 558-6396) 801-825 MISSION STREET the entire block bounded by 4th, Minna, 5th, and Mission Streets, Lot 067 in Assessor's Block 3724 Request for conditional use authorization to install a wireless telecommunications facility for Cingular Wireless consisting of one antenna and two equipment cabinets on the 5th & Mission Garage. The antenna will be façade-mounted against an existing elevator penthouse on the roof of the garage, and the equipment cabinets will be located adjacent to the same penthouse. The project site is within a P (Public) District and a 90-X/160-F340-I Height and Bulk District. The

proposed facility meets Location Preferences 1 and 2 of the WTS Facilities Siting $\mbox{\it Guidelines}.$

Preliminary Recommendation: Approval with conditions (Continued from Regular Meeting of April 1, 2004)

(Continued from Regular Meeting of April 1, 2004

- 21. 2003.1047C (M. SNYDER: (415) 575-6891) 3372-3378 MISSION STREET (aka 3350 MISSION STREET) dba "Safeway" west side between 29th Street and 30th Street, Lot 55 in Assessor's Block 6635 Request for Conditional Use authorization under Planning Code Section 712.83 and 790.80 to install a total of six panel antennas and associated equipment cabinets, as a part of a wireless transmission network operated by Cingular Wireless. The site is within an NC-3 (Neighborhood Commercial, Moderate-Scale) District and a 40-X Height and Bulk District. Pursuant to the WTS Facilities Guidelines, the project is a Preference 4 Location Site, a wholly commercial building. Preliminary Recommendation: Approval with conditions
- 22 2003 1184X (A. LIGHT: (415) 558-6254) 524 POST STREET - north side between Mason and Taylor Streets, Lot 5, in Assessor's Block 297 - Request under Planning Code Section 309 (Downtown Code) for Determinations of Compliance and Exceptions, including an exception for a building exceeding 80 feet in a 80-130-F District for a building in a C-3-G District. The proposal is to modify plans for which a building permit has already been approved for the renovations of the existing Olympic Club building in order to increase and relocate the handball courts to the highest level of the building and add up to 4,176 feet of gross floor area, the maximum allowable amount remaining for the site. The proposal would involve an increase in the height of the rear portion of the existing building at 524 Post Street by 12 to 27 feet to a maximum height of 113 feet, depending on the particular location, in order to have a complete sixth level across the rear of the site that would accommodate the handball courts. The remainder of the building would be fully renovated and seismically strengthened in accordance with the existing, approved building permit, with revisions to the internal layouts to accommodate reorganization of certain spaces. Preliminary Recommendation: Approval

6:00 P.M.

23.

(L. BADINER: (415) 558-6411)

CONSIDERATION OF ADOPTION OF REVISIONS TO THE BOUNDARIES FOR SECTIONS OF THE EASTERN NEIGHBORHOODS - South of Market (generally bounded by Mission, 7th Street, Freeway 80, 4th Street, the Embarcadero, and Folsom). Public hearing on and consideration of amendments regarding the boundaries of the SOMA area excluded from the Eastern Neighborhoods EIR and Eastern Neighborhoods policies, adopted under Planning Commission Motion 16726. The proposal is to exclude areas west of 4th Street and east of Division Street, except the South of Market Earthouake Recovery Redevelopment Project Area from the EIR and Policies.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be

exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing



ADDENDUM SAN FRANCISCO PLANNING COMMISSION Notice of Meeting

&

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 6, 2004 1:30 PM

Regular Meeting

President: Shelley Bradford Bell

Vice-President: Michael J. Antonini Commissioners: Rev. Edgar E. Boyd; Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

A. REGULAR CALENDAR

14.1

5/6/04

(L. BADINER (415) 558-6411)

Consideration of initiation of amendments of the San Francisco Planning Code by adding Section 358 to impose a fee surcharge on projects in certain areas to recover the City's actual costs in developing an area plan or rezoning study or preparing a programmatic environmental document for that area; amending the San Francisco Administrative Code by adding Section 10.100— to establish a special fund to receive the cost recovery fees and other moneys and to fund the development of future area plans, rezoning studies and programmatic environmental documents; and adopting Section 302 findings.

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SAN FRANCISCO PLANNING COMMISSION NOTICE OF HEARINGS

Notice is hereby given to the general public that the Planning Department has prepared a Proposal for Adoption of the Housing Element of the General Plan. The Planning Commission will hold a PUBLIC HEARING on this item and on other matters on Thursday, May 13, 2004, beginning at 1.30 p.m. or later (please call 558-6422 on Monday, May 10, 2004, or thereafter for a recorded message about a more precise time), in City Hall, 1 Dr. Carlton B. Goodlett Place (formerly Polk Street), Room 400.

An earlier notice, announcing a public hearing on this matter on April 29, 2004 was published in error. THERE WILL BE NO PUBLIC HEARING ON APRIL 29, 2004. INSTEAD, THE HEARING WILL BE ON MAY 13, 2004.

2000,465M HOUSING ELEMENT OF THE GENERAL PLAN. The Commission will consider a resolution to adopt proposed amendments to the Housing Element of the General Plan under the provisions of Sections 340 and 306.3(b)(3) of the Planning Code. Proposed revisions will update the Residence Element adopted in 1990 and include an assessment of housing needs and new policies to increase housing production in higher residential density areas near downtown and along transit served neighborhood commercial districts; reconsider residential parking requirements; and support construction of new family housing. The Proposal for Adoption of the Housing Element of the General Plan incorporates comments received by the City Planning Department at public hearings conducted on March 27, 2003; May 1, 2003; July 21, 2003; and October 9, 2003.

Copies of the *Proposal for Adoption* of the *Housing Element* are available and can be picked up free of charge at the Planning Department, 1660 Mission Street, 5th Floor on April 26, 2004. Please call Teresa Ojeda, 558-6251, regarding the *Proposal for Adoption* of the *Housing Element* if you have any questions.

Persons who are unable to attend the scheduled Planning Commission hearing may submit written comments regarding the *Proposal for Adoption* of the *Housing Element* to the staff listed above at the Planning Department, 1660 Mission Street, 5th Filoor, San Francisco, CA 94103. Comments received by 11:30 a.m. on the day of the hearing will be made a part of the official record and will be brought to the attention of the Planning Commission.

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Acting Zoning Administrator
Planning Department
1660 Mission Street, 5th Floor
San Francisco, CA 94103

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 San Francisco Planning Department 1660 Mission Street, Suite 500 San Francisco, CA 94103 http://www.sfgov.org/planning

Public Library Documents Department San Francisco, CA 94102

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

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Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 13, 2004 1:30 PM

Regular Meeting

5/13/04

President: Shelley Bradford Bell
Vice-President: Sue Lee
Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Kevin Hughes,
William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Departmene reception counter at 1660 Mission Street, 5th floor, no later than 500 PM the Wednesday (eight days) prior to Paramign Commission, Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Scoreray at: India 24xxyve@fgov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

San Francisco Lobbvist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.sfoxo.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J. K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are copen to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.st.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.slgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These Items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President:

Commission Vice-President:

Shelley Bradford Bell

Sue Lee

Michael J. Antonini; Rev. Edgar E. Boyd; Kevin Hughes; William I. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

 2004,0058D (D.SIROIS: (415) 558-6313) 1430 43RD AVENUE - east side, between Kirkham & Judah, Lot 038, Assessor's Block 1811 - Request for Discretionary Review of building permit application no. 2003.09.04.3873 seeking to construct a vertical addition and lateral addition on an existing single-family dwelling in an RH-1 (Residential House, Single-Family) District and in a 40-X Heioth and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve permit with modifications.

(Proposed for Continuance to May 27, 2004)

(J. NAVARRETE: (415) 558-5975) 2a. 2003.0304F 829 FOLSOM STREET - New Construction of 69 Residential Units: Appeal of Preliminary Negative Declaration. The proposed project is new construction of 69 residential units in a nine-story, 80-foot tall, approximately 92,900 gross square-foot building covering a 10,313 square-foot site. A public parking lot currently occupies the project site, which would be demolished. About 63 parking spaces would be located in a basement-parking garage with parking entrances/exits on Shipley Street. There would be about 5,000 sq. ft. of ground floor retail space on Folsom Street. Pedestrian access would be on Shipley and Folsom Streets. The proposed project would require Conditional Use authorization for the project's proposed height above 40 feet. The project site is lot 91 in Assessor's Block 3752, on the south side of Folsom Street with street frontage also on Shipley Street, between Fourth and Fifth Street, within a South of Market Residential/Service District (SOM RSD) and a 40-X/85-B Height and Bulk District. Preliminary Recommendation: Uphold the Preliminary Negative Declaration (Continued from Regular Meeting of April 22, 2004)

(Continued from Regular Meeting of April 22, 20 (Proposed for Continuance to May 27, 2004)

2b. 2003.0304CV 829 FOLSOM STREET - south side between 4th and 5th Streets, a through lot to Shipley Street; Lot 091 in Assessor's Block 3752 - Request for Conditional Use authorization under Planning Code Sections 157, 207.5, 263.11, and 271 to construct an 85-foot-tall, nine-story building exceeding bulk limits, for a mixed-use development with up to 70 dwelling units, up to 5,000 gross square feet of ground floor retail commercial space, and a 62-space parking garage exceeding accessory amounts. A rear yard modification is sought under Section 134(e) to provide rear yard open space within an inner court and on a 7th floor setback of 10-15 feet along Shipley Street.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of April 22, 2004)

(Proposed for Continuance to May 27, 2004)

2c. 2003.0304CV (J. PURVIS: (415) 558-6354) 829 FOLSOM STREET - south side between 4th and 5th Streets, a through lot to Shipley Street; Lot 091 in Assessor's Block 3752 - The proposal is to construct a mixed-use development with up to 70 dwelling units, up to 5,000 gross square feet of ground floor commercial space and a 62-space parking garage. A rear yard modification is sought under Section 134(e) to provide rear yard open space within an inner court and on a 7th floor setback of 10-15 feet along Shipley Street. Variances are sought from the bay window projection limitations of Section 136(c)(2)(B) and from dwelling unit exposure

requirements of Section 140(a)(2). The site is within an RSD (Residential/Service)

(Continued from Regular Meeting of April 22, 2004)

Mixed-Use District, and a 40-X/85-B Height and Bulk District.

- (Proposed for Continuance to May 27, 2004)
- 3. 2004.0216D (S. SNYDER: (415) 558-6543) 9 RHODE ISLAND STREET - East side between Southern Heights Avenue and 22nd Streets; Lot 44 in Assessor's Block 4095 - Request for Discretionary Review of Building Permit Application No. 2003.10.29.8840, proposing to raise the walls and create a gable roof on a dwelling in an RH-2 (House, Two Family) District, and a 40-X Height and Bulk District.

Peliminary Recommendation: Do not take DR and approve revised building permit application as submitted.

(Proposed for Continuance to May 27, 2004)

4 2004.0163D (G. NELSON: (415) 558-6257) 2244 STEINER STREET - east side between Clay and Sacramento Streets: Lot 025 in

Assessor's Block 0630 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of Dwelling Unit Mergers, of Building Permit Application 2004.01.12.3872, proposing to convert a three-family dwelling to a singlefamily dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the application as submitted.

(Proposed for Continuance to June 3, 2004)

5 2003 0587HXVLU (A. LIGHT: (415) 558-6254) 938-942 MARKET STREET - north side between Mason and Cyril Magnin Streets (also fronting on the east side of Mason Street between Market and Eddy Streets (the lot and structure are L-shaped)), Lot 5, in Assessor's Block 341 - Request for 1) a Permit to Alter under Article 11 for a substantial increase in height to a Category I Building; 2) a Determination of Compliance under Section 309 of the Planning Code to permit an onestory vertical addition, historic façade rehabilitation, and conversion of existing office space to approximately 34 residential dwelling units, with an exception to the Planning Code rear yard requirements: 3) the granting of residential open space, dwelling unit exposure, and parking variances; 4) recommendation to the Board of Supervisors for conditional designation as San Francisco Landmark No. 244; and 5) recommendation to the Board of Supervisors for conditional approval of a conditional Mills Act Contract; all for the subject property, which is in the C-3-G Zoning District and a 110-X Height and Bulk District. The Zoning Administrator will hear the variance application concurrently

with the Planning Commission. (Continued from Regular Meeting of April 22, 2004)

(Proposed for Continuance to June 3, 2004)

6 2003.053E (L. KIENKER: (415) 558-5970)

520 CHESTNUT STREET - Construction of 20-Unit Residential Building: - Appeal of Preliminary Negative Declaration. North side between Powell and Mason Streets, Lot 009 of Assessor's Block 0052. The proposed project is construction of a 57,393-gross-square-foot (gsf), four-story, 20-unit residential building, with 21 basement parking spaces. The project would include the reuse of the existing approximately 21,250-gsf, two-story, warehouse by adding a 27,143-gsf vertical addition, set back from the street. The new building would be approximately 40 feet in height at the roofline. The project would require Conditional Use and Variance authorizations. The site is in the North Beach Neighborhood Commercial District zoning district and a 40-X height & bulk district. Preliminary Recommendation: Uphold Preliminary Negative Declaration (Proposed for Continuance to June 17, 2004)

7 2003.0946D (D. DiBARTOLO: (415) 558-6291) 458-460 35th AVENUE - east side between Geary Boulevard and Clement Street: Lot 042 in Assessor's Block 1466 - Request for Discretionary Review of Building Permit Application No. 2003.02.21.8034, proposing to construct a 3' 4" deep, three-level rear horizontal addition with a two-story deck and stairs; and add a new, approximately 830 square foot, partial third floor to a two-story over ground floor structure containing two dwelling units in an RH-2 (Residential House, Two-Family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised

(Continued from Regular Meeting of April 22, 2004)
DISCRETIONARY REVIEW APPLICATION WITHDRAWN

8 2004.0188T PUBLIC BENEFITS ZONING CONTROLS - Consideration of an Ordinance amending the Planning Code by adding section 318 through 318.6 to encourage the development of comprehensive community plans that provide floor area bonus incentives for the provision by housing projects of pertain public benefits for the City, including affordable housing, open space, community serving space, and PDR space, and until the development of plans for specific neighborhoods, to impose a program on housing projects receiving a floor are bonus requiring the provision of public benefits, and amending Section 123 and 207 to except housing projects receiving a floor area bonus under this ordinance from the density limits of the Planning Code, and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan

Preliminary Recommendation: Pending (Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

- 9 Consideration of Adoption Draft Minutes of April 1 (Continued from Regular Meeting of May 6, 2004) and April 15, 2004.
- 10 Commission Comments/Questions

C. DIRECTOR'S REPORT

- Director's Announcements
- 12. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

 Presentation from the Office of the City Attorney on the procedures for hiring and releasing the Director of Planning. (Continued from Regular Meeting of April 15, 2004)

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

14. 2002.0914R (D. ARGUMEDO: (415) 558-6308/S. SHOTLAND: (415) 558-6284) 675 TOWNSEND STREET - south side between 7th and 8th Streets; Lot 007 in Assessor Block 3799. The project is related to Planning Case No. 1998.455C, a mixed use development of 148 dwelling units, approximately 35,000 square feet of ground floor commercial space and 256 parking spaces in two basement levels. Due to the presence of a Caltrain easement, the originally proposed 7'-6" wide sidewalk along Townsend Street would be reduced to 4'-6" to maintain a minimum distance from an existing rail line in the Townsend Street infl-of-way. The reduced sidewalk width is less than the Department of Public Works' minimum 6-foot sidewalk width standard. The subject property (675 Townsend Street) is in an M-2 (Heavy Industrial) District and a 40-X/50-X (Height and Bulk) District.

Preliminary Recommendation: Find the proposal not in conformity with the General Plan

(Continued from Regular Meeting of May 6, 2004)

NOTE: On April 1, 2004, following public testimony, the Commission closed public hearing. The Commission entertained a motion to find this project not to be in conformity with General Plan by a vote +3 -2. Commissioners Antonini and Bradford-Bell voted no. Commissioners Boyd and Hughes were absent. The motion failed. The matter was continued to April 8, 2004 by a vote +5 -0 to allow the absent commissioners to participate in the final action. Commissioners Boyd and Hughes were absent.

NOTE: On April 8, 2004, the Commission passed a motion of intent to approve by a vote of +6-1; Commissioner Feldstein voted against. Final Language: April 22, 2004 for final language.

NOTE: On April 22, 2004, the item was continued to May 6, 2004 without further deliberation.

NOTE: On May 6, 2004, after Commission deliberation, the item was continued to May 13, 2004 by a vote of +4-0 to receive further information from the project engineer. Commissioners Bradford Bell and S. Lee were absent.

F. REGULAR CALENDAR

15. 2003.1227C 549-573 MISSION STREET - south side between 1st and 2nd Streets, Lot 120 (formerly Lots 069, 070, 078, 079, 080, and 081) in Assessor's Block 3721 - Request for conditional use authorization to establish a temporary surface parking lot for up to 150 vehicles within the C-3-O (Downtown Office) District and a 550-S Height and Bulk District. Pursuant to Section 156(h) of the Planning Code, the proposed use may be authorized for a maximum of two years. Six vacant buildings, four of which are unreinforced masonry buildings (UMSs), will be demolished as part of the project. Preliminary Recommendation: Approval with Conditions

- 16. 2003.1015E (N. TURRELL: (415) 558-5994) 1905 MISSION STREET - Assessor's Block 3553, Lots 27, 28, 29, and 30 - Appeal of a Preliminary Mitigated Negative Declaration. The proposed project involves the construction of an approximately 34.369-gross-square-foot (gsf), 24-unit, five-story, residential building, which would contain about 26,900 gsf of residential use, 2,600 gsf of retail use, and 5,000-gsf of garage with 24 parking spaces. The proposed project would also include the demolition of three existing commercial buildings. Two of these buildings with a total square footage of 4.431 gsf are located at 1911 Mission Street. The third building, consisting of 1,320 square feet is located at 1581 15th Street. The approximately 8,670-square-foot project site is located at the southeast corner of Mission and 15th Streets in the Mission District. The site is in the NC-3 (Moderate-Scale Neighborhood Commercial) District, and is in an 80-B height and bulk district. Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration (Continued from Regular Meeting of April 15, 2004)
- 17a. 2003.1214D (S. VELLVE: (415) 558-6263) 120 MAYNARD STREET south side between Craut and Congdon Streets; Lot 039 in Assessor's Block 5894 Mandatory Discretionary Review, pursuant to the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application 2002.11.22.2105, proposing to demolish a single-family dwelling in a RH-1 (House, One-Family) Zoning District, and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and disapprove the demolition. (Continued from Regular Meeting of April 8, 2004)
- 17b. 2003.1215D. (S. VELLVE: (415) 558-6263)

 120 MAYNARD STREET south side between Craut and Congdon Streets; Lot 039 in Assessor's Block 5894 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application 2002.11.22.2107, proposing to construct a two-story over ground/garage, single-family dwelling in a RH-1 (House, One-Family) Zoning District, and a 40-X Height and Bulk District.

 Preliminary Recommendation: Take Discretionary Review and disapprove the new construction. (Continued from Regular Meeting of April 8, 2004)
- 17c. 2003.1216D (S. VELLVE: (415) 558-6263) 122 MAYNARD STREET south side between Craut and Congdon Streets; Lot 040 in Assessor's Block 5894 Staff initiated and public Request for Discretionary Review of Building Permit Application 2002.11.22.2101, to construct a new two-story over ground/garage, single-family dwelling located in an RH-1 (House, One-Family) District, and a 40-X Height/Bulk District. Preliminary Recommendation: Take Discretionary Review and approve with modifications. (Continued from Regular Meeting of April 8, 2004)
- 18. 2003.1217D JAVENUE east side between Geary and Clement Streets; Lot 033 in Assessor's Block 1452 Request for Discretionary Review of Permit Application No. 2003.08.07.1409, proposing to add two units to the existing single-family dwelling by constructing new third and fourth floors, and a rear addition in an RM-1 (Mixed Residential, Low Density) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve with modifications. (Continued from Regular Meeting of March 25, 2004)

4:00 P.M.

19. 2000.465E (R. COOPER: (415) 558-5974)

HOUSING ELEMENT OF THE SAN FRANCISCO GENERAL PLAN - Appeal of the Preliminary Negative Declaration for the proposed revision of the Housing Element of the San Francisco General Plan, which is an update of the 1990 Residence Element of the San Francisco General Plan. The Housing Element is a public policy document that comprehensively addresses issues of housing needs for San Francisco residents and households. Included in the Housing Element is San Francisco population, employment and housing data analysis. Eight new policies are proposed to be added to the 63 policies and 11 objectives that have been modified or retained from the 1990 Residence Element.

Preliminary Recommendation: Uphold Preliminary Negative Declaration (Continued from Regular Meeting of April 8, 2004)

20. 2000.465M (T. OJEDA: (415) 588-6251)

HOUSING ELEMENT OF THE GENERAL PLAN. The Commission will consider a resolution to adopt proposed amendments to the Housing Element of the General Plan under the provisions of Sections 340 and 306.3(b)(3) of the Planning Code. Proposed revisions will update the Residence Element adopted in 1990 and include an assessment of housing needs and new policies to increase housing production in higher residential density areas near downtown and along transit served neighborhood commercial districts; reconsider residential parking requirements; and support construction of new family housing. The Proposal for Adoption of the Housing Element of the General Plan incorporates comments received by the City Planning Department at public hearings conducted on March 27, 2003; May 1, 2003; June 5, 2003; July 21, 2003; and October 9, 2003. Copies of the Proposal for Adoption of the Housing Element are available and can be picked up free of charge at the Planning Department, 1660 Mission Street, 5th Floor on April 26, 2004. Please call Teresa Ojeda, 558-6251, regarding the Proposal for Adoption of the Housing Element if you have any questions. (Continued from Cancelled Meeting of April 29, 2004)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testly and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing

ADDENDUM

SAN FRANCISCO PLANNING COMMISSION

DOCUMENTS DEPT.

Notice of Meeting &

MAY 1 1 2004

SAN FRANCISCO PUBLIC LIBRARY

Calendar

Commission Chambers - Room 400 165-11-04-02618 on William Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 13, 2004

1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Mikichael J. Antonini; Rev. Edgar E. Boyd; Kevin Hughes, William L. Lee

Commission Secretary: Linda D. Avery

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

addendura

0.1 2003.1028E (J.A. KUGLER; 558-5983) 3150 18TH STREET - Lots 002 and 012 of Assessor's Block 3573, northwestern corner of 18th Street and Treat Avenue - Appeal of Preliminary Negative Declaration for the proposed project would involve the demolition of a set of twostory light industrial office and warehouse buildings with six off-street parking spaces and construction of a five-story building consisting of approximately 254 units of rental workshops for arts activities, light manufacturing, repair and small business services uses and a single caretaker's unit. The total floor area of the new building would be about 72,592 gsf. The second through fifth floors would be set back between 12 and 16 feet over the 16 foot tall podium of the ground floor. The proposed building would be approximately 50 feet tall. Pedestrian access would be provided from Treat Avenue while vehicular access would be provided from 18th Street to a ground level garage with 50 off-street parking spaces, a single loading space and six bicycle spaces. The project site is in an M-1 (Light Industrial) Zoning District, and a 50-X height and bulk district. It is also within the Eastern Neighborhoods study area.

Preliminary Recommendation: Uphold Preliminary Negative Declaration. (Proposed for Continuance to June 24, 2004)



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

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DOCUMENTS DEPT.

MAY 1 7 2004

SAN FRANCISCO PUBLIC LIBRARY

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, May 20, 2004

1:30 PM

1.30 PIVI

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Kevin Hudhes; William L. Lee

Commission Secretary: Linda D. Avery

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THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

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1:30 PM

ROLL CALL:

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Kevin Hughes; William L. Lee

CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE A.

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

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Preliminary Recommendation: Do not take Discretionary Review and Approve the Project as Proposed.

(Continued from Regular Meeting of April 15, 2004) (Proposed for Continuance to June 10, 2004)

2a 2003 1061D (J. PURVIS: (415) 558-6354)

133 ST. MARY'S AVENUE - south side, west of Mission Street; Lot 031 in Assessor's Block 6722 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2003.07.22.0097 proposing the demolition of a fire-damaged one-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

(Continued from Regular Meeting of April 15, 2004) (Proposed for Continuance to July 1, 2004)

2b. 2004.0104D (J. PURVIS: (415) 558-6354)

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Preliminary Recommendation: Do not take Discretionary Review and approve the project. (Continued from Regular Meeting of April 15, 2004)

(Proposed for Continuance to July 1, 2004)

3. 2004.0310D (S. SNYDER: (415) 558-6543)

457 HAMILTON STREET - North side between Bacon and Wayland Streets; Lot 19 in Assessor's Block 6043 - Request for Discretionary Review of Building Permit Application No. 2003.11.25,1150 proposing to construct a two-story rear addition in an RH-1 (House, Single Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take DR and approve revised building permit

application as submitted.

DISCRETIONARY REVIEW APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

- Consideration of Adoption Draft Minutes of April 22, 2004.
- Commission Comments/Questions
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 by SPUR and the AIA/SF on their joint recommendations to improve the functioning and
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C. DIRECTOR'S REPORT

- 8. Director's Announcements
- 9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

- 10. 2003.1220I (K. RICH: (415) 558-6345) <u>CITY COLLEGE OF SAN FRANCISCO</u> - Submission of 10 year Institutional Master Plan by City College of San Francisco and subsequent public hearing as per Planning Code Section 304.5 (d). The purpose of this hearing is for the receipt of public testimony only, and shall in no way constitute an approval or disapproval of the institutional master plan by the Planning Commission.
 - Preliminary Recommendation: No Commission Action is Required. (Continued from Regular Meeting of May 6, 2004)
- 11. 2003.1255DD (D. DIBARTOLO: (415) 558-6291) 2051-2057 GREEN STREET south side between Webster and Buchanan Streets: Lot 026 in Assessor's Block 0556 Requests for Discretionary Review of Building Permit Application No. 2003.10.22.8225, proposing to extend the garage into the rear of the ground floor, infill two existing lightwells at the ground floor only, and add an elevator to access all four stories of the two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
 - Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 12. 2004.0330D (D. DIBARTOLO: (415) 558-6291) 2423 LEAVENWORTH STREET west side between Francisco and Chestnut Streets: Lot 004 in Assessor's Block 0048 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.12.16.2412, proposing to merge three dwelling units in the two dwelling units in an RH-1 (D) (Residential, House, One-Family, Detached) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the proposed dwelling unit merger.

- 13. 2003.1250L (T. TAM: (415) 558-6325) 1201 ORTEGA STREET southwest corner of Ortega Street and 19th Avenue, Assessor's Block 2115, Lot 37. The proposal is to designate the Infant Shelter/San Francisco Conservatory of Music building, constructed in 1928, as City Landmark No. 242. The property is zoned RH-2 (Residential, House, Two-Family) and is in a 40-X Height and Bulk District. Preliminary Recommendation: Approve Landmark Designation.
- 2001.0563L (T. TAM: (415) 558-6325) 351-359 9th AVENUE - west side between Geary Boulevard and Clement Street, Assessor's Block 1441, Lot 7. The proposal is to designate the Carnegie Richmond Branch Library, constructed in 1913, as Landmark No. 247. The property is zoned P (Public) and is in a 40-X Height and Bulk District. Preliminary Recommendation: Approve Landmark Designation.
- 15. 2002.0268L (M. CORRETTE: (415) 558-6295) 165 10th STREET east side of 10th Street between Mission and Howard Streets, assessor's Block 3509, Lot 14. The proposal is to designate the James Lick Baths / People's Laundry building at 165 10th Street as Landmark No. 246. The building is listed in Here Today, in the South-of-Market Area Plan, and in the 1976 Architectural Survey. It is in an SLR (Service Light Industrial, Residential) District, and located in a 50-X Height and Bulk District.
 Preliminary Recommendation: Approve Landmark Designation.
- 16a. 2003.1102D (J. PURVIS: (415) 558-6354) 361 ELSIE STREET east side south of Cortland Avenue; Lot 023 in Assessor's Blooko 5676 Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2003.08.08.1577 proposing the demolition of a one-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, a 40-X Height and Bulk District and within the Bernal Heights Special Use District.
 Preliminary Recommendation: Do not take Discretionary Review and Approve Demolition (Continued from Regular Meeting of April 15, 2004)
- 16b. 2003.1103D 361 ELSIE STREET - east side south of Cortland Avenue; Lot 023 in Assessor's Block 5676 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2003.08.08.1581, proposing the construction of a three-story-over-garage two-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, a 40-X Height and Bulk District and within the Bernal Heights Special Use District. Preliminary Recommendation: Do not take Discretionary Review and Approve Project. (Continued from Regular Meeting of April 15, 2004)
- 17. 2003.1324D (E. TOPE: (415) 558-6316) 2614 SACRAMENTO STREET - north side between Steiner and Scott Streets; Lot 014 in Assessor's Block 0631 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2003.09.24.5627S, proposing to merge three dwelling units to one dwelling unit in an RH-3 (Residential, House, Three Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the application with modifications

- 18. 2003.0855C (M. WOODS; (415) 558-6315) 680 682 HAIGHT STREET north side between Pierce and Steiner Streets; Lot 019, in Assessor's Block 0847 Request for Conditional Use authorization under Planning Code Sections 161() and 303 to eliminate an existing one-car parking space within a garage on the ground floor to make room for a proposed retail/commercial space. The two-story building contains a parking space and commercial space on the ground floor and a dwelling unit on the second floor. The site is within an NC-1 (Neighborhood Commercial Cluster) Zoning District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with conditions.
- 19a. 2003.1159CR (B. FU: (415) 558-6613) 1001 POTRERO AVENUE - southwest corner of Vermont Avenue and 22nd Street, Lot 001, Assessor's Block 4154 - Request for a General Plan Referral to determine if the construction of a wireless telecommunications facility for Cingular Wireless on the roof of San Francisco General Hospital is consistent with the objectives and policies of the General Plan.

Preliminary Recommendation: Determination that the project is consistent with the objectives and policies of the General Plan.

19b. 2003.1159CR (B. FU: (415) 558-6613) 1001 POTRERO AVENUE - southwest corner of Vermont Avenue and 22nd Street, Lot 001, Assessor's Block 4154 - Request for Conditional Use Authorization pursuant to Section 234.2 of the Planning Code to install a wireless telecommunications facility consisting of six (6) panel antennas and six (6) related equipment cabinets on an existing seven-story publicly-used structure (San Francisco General Hospital) as a part of Cingular's wireless telecommunications network within a P (Public) Zoning District and a 105-E Height and Bulk Designation. The project would establish a new use on City-owned property and a General Plan Referral is required. A finding of consistency with the General Plan is necessary and has been submitted. Preliminary Recommendation: Approval with Conditions

5:00 P.M.

(M. FUNG: (415) 558-6364)

DISCRETIONARY REVIEW COST RECOVERY PROGRAM - On September 25, 2003, the Planning Commission directed the Department to implement full cost recovery for all Discretionary Review (DR) requests, as provided in Sections 352(b) and 350(c) of the Planning Code. On March 4, 2004, the Planning Commission continued the Discretionary Review (DR) Cost Recovery hearing to April 22, 2004 and again to May 20, 2004 for interested neighborhood groups and department staff to problem solve on how to balance the Department's financial deficit from Discretionary Reviews against the needs of the neighborhoods for affordable Discretionary Reviews. The Department is now proposing that Discretionary Review applicants and permit applicants for all building permits reviewed by the Planning Department share the cost of Discretionary Reviews. This would be accomplished by imposing a Building Permit surcharge on all building permits reviewed by Planning and a fee increase for DR to \$300 from \$133.

increase the initial Discretionary Review fee to \$300 from \$133 to partially cover the Discretionary Review cost.

21.

(J.IONIN: (415) 558-6309)

<u>DISCRETIONARY REVIEW POLICY</u> - Consideration of three options for a 'Simple vs Complex' Discretionary Review Policy and creation of a Pre-Application process for new construction and certain alterations in RH and RM districts.

Preliminary Recommendation: Adoption of Option 1.

(Continued from Regular Meeting of April 1, 2004

NOTE: On February 19, 2004, a proposal to amend the Planning Code Text to establish an Administrative Discretionary Review Policy failed to receive approval. At that hearing, the Commission directed the Department to explore criteria for Simple Discretionary Review vs. Complex Discretionary Review. The Commission scheduled the review of this proposal for April 1, 2004. At the April 1, 2004 hearing it was continued to allow interested parties time to review the proposal.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

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CORRECTION SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 20, 2004 1:30 PM

1.30 F

Regular Meeting

CUMENTS DEPT.

MAY 18 ::::

SAN FRANCISCO PUBLIC LIBRARY

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- 8. Director's Announcements
- 9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

10. 2003.1220I (K. RICH: (415) 558-6345) CITY COLLEGE OF SAN FRANCISCO - Submission of 10 year Institutional Master Plan by City College of San Francisco and subsequent public hearing as per Planning Code Section 304.5 (d). The purpose of this hearing is for the receipt of public testimony only, and shall in no way constitute an approval or disapproval of the institutional master plan by the Planning Commission.

Preliminary Recommendation: No Commission Action is Required.

(Continued from Regular Meeting of May 6, 2004)

11.

(M. FUNG: (415) 558-6364)

DISCRETIONARY REVIEW COST RECOVERY PROGRAM - On September 25, 2003, the Planning Commission directed the Department to implement full cost recovery for all Discretionary Review (DR) requests, as provided in Sections 352(b) and 350(c) of the Planning Code. On March 4, 2004, the Planning Commission continued the Discretionary Review (DR) Cost Recovery hearing to April 22, 2004 and again to May 20, 2004 for interested neighborhood groups and department staff to problem solve on how to balance the Department's financial deficit from Discretionary Reviews against the needs of the neighborhoods for affordable Discretionary Reviews. The Department is now proposing that Discretionary Review applicants and permit applicants for all building permits reviewed by the Planning Department share the cost of Discretionary Reviews. This would be accomplished by imposing a Building Permit surcharge on all building permits reviewed by Planning and a fee increase for DR to \$300 from \$133.

Preliminary Recommendation: To initiate the code amendment to allow the Department to add a Building Permit surcharge for all building permits reviewed by Planning to subsidize Discretionary Reviews and modify the Planning Code Fee Ordinance to increase the initial Discretionary Review fee to \$300 from \$133 to partially cover the

Discretionary Review cost.

12.

(J.IONIN: (415) 558-6309)

<u>DISCRETIONARY REVIEW POLICY</u> - Consideration of three options for a 'Simple vs complex' Discretionary Review Policy and creation of a Pre-Application process for new—construction and certain alterations in RH and RM districts.

Preliminary Recommendation: Adoption of Option 1. (Continued from Regular Meeting of April 1, 2004

NOTE: On February 19, 2004, a proposal to amend the Planning Code Text to establish an Administrative Discretionary Review Policy failed to receive approval. At that hearing, the Commission directed the Department to explore criteria for Simple Discretionary Review vs. Complex Discretionary Review. The Commission scheduled the review of this proposal for April 1, 2004. At the April 1, 2004 hearing it was continued to allow interested parties time to review the proposal.

- 13. 2003.1255DD (D. DIBARTOLO: (415) 558-6291) 2051-2057 GREEN STREET south side between Webster and Buchanan Streets: Lot 026 in Assessor's Block 0556 Requests for Discretionary Review of Building Permit Application No. 2003.10.22.8225, proposing to extend the garage into the rear of the ground floor, infill two existing lightwells at the ground floor only, and add an elevator to access all four stories of the two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 14. 2004.0330D (D. DIBARTOLO: (415) 558-6291) 2423 LEAVENWORTH STREET - west side between Francisco and Chestnut Streets: Lot 004 in Assessor's Block 0048 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.12.16.2412, proposing to merge three dwelling units into two dwelling units in an RH-1 (D) (Residential, House, One-Family, Detached) District, and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the

Preliminary Recommendation: Do not take Discretionary Review and approve the proposed dwelling unif merger.

- 15. 2003.1250L (T. TAM: (415) 558-6325) 1201 ORTEGA STREET southwest corner of Ortega Street and 19th Avenue, Assessor's Block 2115, Lot 37. The proposal is to designate the Infant Shelter/San Francisco Conservatory of Music building, constructed in 1928, as City Landmark No. 242. The property is zoned RH-2 (Residential, House, Two-Family) and is in a 40-X Height and Bulk District.

 Preliminary Recommendation: Approve Landmark Designation.
- 16. 2001.0563L (T. TAM: (415) 558-6325) 351-359 9th AVENUE west side between Geary Boulevard and Clement Street, Assessor's Block 1441, Lot 7. The proposal is to designate the Carnegie Richmond Branch Library, constructed in 1913, as Landmark No. 247. The property is zoned P (Public) and is in a 40-X Height and Bulk District. Preliminary Recommendation: Approve Landmark Designation.

- 17. 2002.0268L (M. CORRETTE: (415) 558-6295) 165 10th STREET east side of 10th Street between Mission and Howard Streets, assessor's Block 3509, Lot 14. The proposal is to designate the James Lick Baths / People's Laundry building at 165 10th Street as Landmark No. 246. The building is listed in Here Today, in the South-of-Market Area Plan, and in the 1976 Architectural Survey. It is in an SLR (Service Light Industrial, Residential) District, and located in a 50-X Height and Bulk District.

 Preliminary Recommendation: Approve Landmark Designation.
- 18a. 2003.1102D (J. PURVIS: (415) 558-6354) 361 ELSIE STREET east side south of Cortland Avenue; Lot 023 in Assessor's Block 5676 Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2003.08.08.1577 proposing the demolition of a one-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, a 40-X Height and Bulk District and within the Bernal Heights Special Use District. Preliminary Recommendation: Do not take Discretionary Review and Approve Demolition (Continued from Regular Meeting of April 15, 2004)
- 18b. 2003.1103D (J. PURVIS: (415) 558-6354) 361 ELSIE STREET east side south of Cortland Avenue; Lot 023 in Assessor's Block 5676 Mandatory Discretionary Review, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2003.08.08.1581, proposing the construction of a three-story-over-garage two-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, a 40-X Height and Bulk District and within the Bernal Heights Special Use District. Preliminary Recommendation: Do not take Discretionary Review and Approve Project. (Continued from Regular Meeting of April 15, 2004)
- 2003.1324D
 (E. TOPE: (415) 558-6316) 2614 SACRAMENTO STREET north side between Steiner and Scott Streets; Lot 014 in Assessor's Block 0631 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2003.09.24.5627S, proposing to merge three dwelling units to noe dwelling unit in a RH-3 (Residential, House, Three Family) District and a 40-X Height and Bulk District.
- 20. 2003.0855C (M. WOODS: (415) 558-6315) 680 682 HAIGHT STREET north side between Pierce and Steiner Streets; Lot 019, in Assessor's Block 0847 Request for Conditional Use authorization under Planning Code Sections 161(j) and 303 to eliminate an existing one-car parking space within a garage on the ground floor to make room for a proposed retail/commercial space. The two-story building contains a parking space and commercial space on the ground floor and a dwelling unit on the second floor. The site is within an NC-1 (Neighborhood Commercial Cluster) Zoning District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with conditions.
- 21a. 2003.1159CR (B. FU: (415) 558-6613) 1001 POTRERO AVENUE southwest corner of Vermont Avenue and 22nd Street, Lot 001, Assessor's Block 4154 Request for a General Plan Referral to determine if the construction of a wireless telecommunications facility for Cingular Wireless on the roof of

with modifications.

San Francisco General Hospital is consistent with the objectives and policies of the General Plan.

Preliminary Recommendation: Determination that the project is consistent with the objectives and policies of the General Plan.

21b. 2003.1159CR

(B. FU: (415) 558-6613)

1001 POTRERO AVENUE - southwest corner of Vermont Avenue and 22nd Street, Lot 001, Assessor's Block 4154 - Request for Conditional Use Authorization pursuant to Section 234.2 of the Planning Code to install a wireless telecommunications facility consisting of six (6) panel antennas and six (6) related equipment cabinets on an existing seven-story publicly-used structure (San Francisco General Hospital) as a part of Cingular's wireless telecommunications network within a P (Public) Zoning District and a 105-E Height and Bulk Designation. The project would establish a new use on City-owned property and a General Plan Referral is required. A finding of consistency with the General Plan is necessary and has been submitted.

Preliminary Recommendation: Approval with Conditions

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

DOCUMENTS DEPT.

MAY 2 4 2004

SAM FRANCISCO PUBLIC LIBRARY

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 27, 2004
1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Kevin Hughes; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning

or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1860 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared inten to: Planning Commission, 1660 Mission Street, Sulte 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the brain given be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared term at the scheduled hearing for distribution. For complet distribution to all Commissioners, necessary staff and case/docket/correspondence flies, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: India-avery@stgov.aver.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing, or motice, or in witten correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

SF CS5 #14 Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.sfo.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna, Hall@cl.st.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

BOLL CALL:

Commission President:

Commission Vice-President: Commissioners:

Shelley Bradford Bell

Sue Lee

Michael J. Antonini; Rev. Edgar E. Boyd; Kevin Hughes; William L. Lee

Α. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

2004.0058D 1.

(D. SIROIS: (415) 558-6313) 1430 43RD AVENUE - east side between Kirkham and Judah: Lot 038 in Assessor's Block 1811 - Request for Discretionary Review of building permit application No. 2003.09.04.3873 seeking to construct a vertical addition and lateral addition on an existing single-family dwelling in an RH-1 (Residential House, Single-Family) District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve permit with modifications.

(Continued from Regular Meeting of May 13, 2004) (Proposed for Continuance to June 10, 2004)

2. 2003.0106D (M. WOODS: (415) 558-6315)

1910-12 STEINER STREET - east side between Wilmot and Bush Streets; Lot 018 in Assessor's Block 0659 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.06.16.7169, proposing to merge two dwelling units to a single-family residence in an RH-3 (Residential, House, Three-Family) District and 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and disapprove the proposed dwelling unit merger.

(Continued from Regular Meeting of March 25, 2004)

(Proposed for Continuance to June 24, 2004)

3a 2004 0032D (J. PURVIS: (415) 558-6354)

43 HAMILTON STREET - east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2002.10.17.9296 proposing the demolition of a one-story, single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve demolition.

(Continued fro Regular Meeting of April 22, 2004)

(Proposed for Continuance to July 1, 2004)

3b. 2004.0033D (J. PURVIS: (415) 558-6354)

43 HAMILTON STREET - east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2002.10.17.9298 proposing the construction of a two-story single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve project. (Continued from Regular Meeting of April 22, 2004)

(Proposed for Continuance to July 1, 2004)

4a. 2003.0047DDDDDDDDDDDV

(G. NELSON: (415) 558-6257)

44 LURMONT TERRACE - a cul-de-sac on the north side of Leavenworth Street between Greenwich and Lombard Streets; Lot 025 in Assessor's Block 0071 - Mandard Streets; Lot 025 in Assessor's Block 0071 - Mandard Streets; Lot 025 in Assessor's Block 0071 - Mandard Policy Discretionary Review of Building Permit Application No. 2003.05.08.4122, proposing the construction of a four-story, single-family dwelling within an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The related demolition, Case No. 2004.0030D is not before the Commission under the Residential Demolition Policy because the home to be demolished is appraised at greater than \$1.2 million.

Preliminary Recommendation: Take Discretionary Review and approve with modifications.

(Continued from Regular Meeting of March 11, 2004)

NOTE: On March 11, 2004, following public testimony, the Commission continued the matter to May 27, 2004, by a vote +5 -2. Commissioners expressed concern with the size of the proposed house, the unusable interior space, and the top floor. Commissioners Boyd and Feldstein were absent. Public Hearing Remains Open. DISCRETIONARY REVIEW REQUESTS HAVE BEEN WITHORAWN

4b. 2003.0047DDDDDDDDDDDDDDD_Y
4LURMONT TERRACE - a cul-de-sac on the north side of Leavenworth Street between
Greenwich and Lombard Streets; Lot 025 in Assessor's Block 0071 - Request for
Variance from the rear yard requirements of the Planning Code to construct a singlefamily dwelling partially into the required rear yard, within an RH-3 (Residential, House,
Three-family) District, and a 40-X Height and Bulk District. Section 134 of the Planning
Code states that in an RH-3 District, in the case of any lot that abuts along both its side
lot lines upon lots with buildings that front on another street or alley, the minimum rear
yard depth shall be 25 percent of the total depth of the lot, or 15 feet, whichever is
greater. On the approximately 80-foot deep subject lot, this results in a rear yard
requirement of 20 feet, with the south side of the lot being considered the rear. The
proposed construction would project into the required rear yard by up to 11 feet at the
ground (garage) floor level, extending to within 9 feet of the south property line. The

application requesting a Variance will be heard by the Zoning Administrator.

(Continued from Regular Meeting of March 11, 2004)

Zoning Administrator Continued Item to May 27, 2004. Public Comment Remains

REAR YARD VARIANCE HAS BEEN WITHDRAWN

5. 2003.0724C

(M. WOODS: (415) 558-6315)

1287-89 11TH AVENUE - west side between Irving Street and Lincoln Way; Lot 19, in Assessor's Block 1739 - Request for Conditional Use authorization under Sections 303 and 730.39 of the Planning Code to demolish two residential units on the second and third floors of a building on an approximately 2,400 square-foot lot in the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk Districts. The propose project would demolish the existing two-story over garage, two-family building and construct a new three-story over three-car garage building containing three dwelling units

Preliminary Recommendation: Pending (Continued from Regular Meeting of April 15, 2004)

CONDITIONAL USE APPLICATION HAS BEEN WITHDRAWN

CONDITIONAL USE APPLICATION HAS BEEN WITH

2004.0216D (S. SNYDER: (415) 558-6543) 459 RHODE ISLAND STREET - East side between Southern Heights Avenue and 22nd Streets; Lot 44 in Assessor's Block 4095 - Request for Discretionary Review of Building Permit Application No. 2003.10.29.8840, proposing to raise the walls and create

6.

a gable roof on a dwelling in an RH-2 (House, Two Family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve revised building permit application as submitted.

(Continued from Regular Meeting of May 13, 2004)

DISCRETIONARY REVIEW APPLICATION HAS BEEN WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

Commission Comments/Questions

C. DIRECTOR'S REPORT

- 8. Director's Announcements
- 9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

10a. 2004.0063D (G. CABREROS: (415) 558-6169) 141 WILLARD NORTH STREET - west side between Turk Street and Golden Gate Avenue; Lot 005 in Assessor's Block 1142 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2003.05.22.5283, proposing to demolish an existing two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and disapprove demolition. (Continued from Regular Meeting of May 6, 2004)

NOTE: On May 6, 2004, following public testimony, the Commission closed the public hearing and continued the matter to May 27, 2004 by a vote +4 –0 to allow the absent Commissioners the opportunity to participate in the final action. Commissioners Bradford-Bell and Sue Lee were absent.

10b. 2004.0064D (G. CABREROS: (415) 558-6169) 141 WILLARD NORTH STREET - west side between Turk Street and Golden Gate Avenue; Lot 005 in Assessor's Block 1142 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential buildings in association with residential demolitions, of Building Permit Application No. 2003.05.22.5280, proposing to construct a new four-story, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and disapprove the application.

(Continued from Regular Meeting of May 6, 2004)

NOTE: On May 6, 2004, Following public testimony, the Commission closed the public hearing and continued the matter to May 27, 2004 by a vote +4 -0 to allow the absent Commissioners the opportunity to participate in the final action. Commissioners Bradford-Bell and Sue Lee were absent.

11. 2003.1015E

(N. TURRELL: (415) 558-5994)

1905 MISSION STREET - Assessor's Block 3553, Lots 27, 28, 29, and 30 - Áppeal of a Preliminary Mitigated Negative Declaration. The proposed project involves the construction of an approximately 34,369-gross-square-foot (gst), 24-unit, five-story, residential building, which would contain about 26,900 gsf of residential use, 2,600 gsf of retail use, and 5,000-gsf of garage with 24 parking spaces. The proposed project would also include the demolition of three existing commercial buildings. Two of these buildings with a total square footage of 4,431 gsf are located at 1911 Mission Street. The third building, consisting of 1,320 square feet is located at 1581 15th Street. The approximately 8,670-square-foot project site is located at the southeast corner of Mission and 15th Streets in the Mission District. The site is in the NC-3 (Moderate-Scale Neighborhood Commercial) District, and is in an 80-8 height and bulk district.

Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration

(Continued from Regular Meeting of May 13, 2004)

NOTE: On May 13, 2004, following public testimony, the Commission closed public hearing and continued the matter to May 27, 2004 by a vote +5 –0 in order to obtain more information from the Mayor's Office of Economic Development. Commissioner Boyd was absent.

F. REGULAR CALENDAR

12. 2003.1250L (T. TAM: (415) 558-6325) 1201 ORTEGA STREET - southwest corner at 19th Avenue, Assessor's Block 2115, Lot 37. Landmark Designation. The proposal is to designate the Infant Shelter/San Francisco Conservatory of Music building, constructed in 1928, as City Landmark No. 242. The property is zoned RH-2 (Residential, House, Two-Family) and is in a 40-X Height and Bulk District. Preliminary Recommendation: Approve Landmark Designation.

13a. 2003.1048CTZV

A ZONING MAP CHANGE TO ESTABLISH THE THIRD STREET AND OAKDALE AVENUE AFFORDABLE HOUSING SPECIAL USE DISTRICT - Consideration of an Ordinance to amend Section Map 10 of the Zoning Map of the City and County of San Francisco to rezone the property described as Assessor's Block 5322, Lot 45, southwest corner of Oakdale Avenue and Third Street, from NC-3 (Moderate-Scale Neighborhood Commercial District) with a 40-X height and bulk designation to establish the Third Street and Oakdale Avenue Affordable Housing Special Use District with a 50-X height and bulk

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of May 27, 2004)

13b. 2003.1048CTZV (K. McGEE: (415) 558-6367)
A ZONING TEXT CHANGE TO ESTABLISH THE THIRD STREET AND OAKDALE
AVENUE AFFORDABLE HOUSING SPECIAL USE DISTRICT - Consideration of an
Ordinance to amend the San Francisco Planning Code by adding Section 249.27 to
create the Third Street and Oakdale Avenue Affordable Housing Special Use District for
the property described as Assessor's Block 5322, Lot 45, southwest corner of Oakdale
Avenue and Third Street. The establishment of the Third Street and Oakdale Avenue
Affordable Housing Special Use District permits the construction of 15 affordable housing
units, under a density borus, and allows for the provision of 4 parking spaces where 15
are required, with Conditional Use Authorization. The site is in an NC-3 (Moderate-Scale
Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

13c. 2003.1048CTZV (K. McGEE: (415) 558-6367)
4800 THIRD STREET - southwest corner at Third Street; Lot 45 in Assessor's Block 5322
- Request for conditional use authorization under Section 303 of the Planning Code to allow for the construction of a mixed-use development consisting of 15 dwelling units, and approximately 3,000 square feet of commercial/retail space at the ground level and to provide 4 parking spaces, in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, and in the proposed Third Street and Oakdale Avenue Affordable Housing Special Use District and 50-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

13d. 2003.1048CTZV (K. McGEE: (415) 558-6367) 4800 THIRD STREET - southwest corner at Third Street; Lot 45 in Assessor's Block 5322 - Request for a Rear Yard Variance under Section 134 of the Planning Code, to allow for the construction of a mixed-use development consisting of 15 dwelling units, and approximately 3,000 square feet of commercial/retail space at the ground level with rear yard equal to only 21% of the lot area, in an area which requires 25% of lot area under Planning Code Section 134(e), in an NC-3 (Moderate-Scale Neighborhood Commercial) District and in the proposed Third Street and Oakdale Avenue Affordable Housing Special Use District.

- 14a. 2003.1051RZ (R. CRAWFORD: (415) 558-6358) DE LONG STREET/ HEAD STREET/ SANTA CRUZ AVENUE/ SAN DIEGO AVENUE, HABITAT FOR HUMANITIES - Assessor's Block 7153 Lots 008, 008A, 009, 010, 011, 012, 013, 014, Assessor's Block 7154 Lot 023, Assessor's Block 7174 Lots 004, 007, 008, 009, 025, 026, 027, 028, 029, 030, 031, 047, and 048. Request for an Amendment to the Zoning Map to change the zoning classification from P, Public Use to RH-1, Residential House, One Family for various parcels of excess BART property. This Project is located within a P, Public Use, District and within the 40-X Height and Bulk District. Preliminary Recommendation: Approval
- 14b. 2003.1051BZ (R. CRAWFORD: (415) 558-6358). DE LONG STREET/ HEAD STREET/ SANTA CRUZ AVENUE/ SAN DIEGO AVENUE, HABITAT FOR HUMANITIES Assessor's Block 7153 Lots 008, 008A, 009, 010, 011, 012, 013, 014, Assessor's Block 7154 Lot 023, Assessor's Block 7174 Lots 004, 007, 008, 009, 025, 026, 027, 028, 029, 030, 031, 047, and 048. Referral for General Plan Consistency for publicly assisted private housing for various parcels of excess BART property. This Project is located within a P, Public Use, District and within the 40-X Height and Bulk District.
 Preliminary Recommendation: Find that public assistance for the Project is consistent with the project is consiste

Preliminary Recommendation: Find that public assistance for the Project is consistent with the General Plan

15. 2003.0304E (J. NAVARRETE: (415) 558-5975)

829 FOLSOM STREET – South side between 4th and 5th Streets, a through lot to Shipley Street; Lot 091 in Assessor's Block 3752. Appeal of Preliminary Negative Declaration The proposed project is new construction of 69 residential units in a nine-story, 85-foot tall, approximately 92,900 gross square-foot building covering a 10,313 square-foot site. A public parking lot currently occupies the project site, which would be demolished. Up to 62 parking spaces would be located in a basement-parking garage with parking entrances/exits on Shipley Street. There would be up to 5,000 sq. ft. of ground floor retail space on Folsom Street. Pedestrian access would be on Shipley and Folsom Streets. The proposed project requires Conditional Use authorization, a rear yard modification and a variance from dwelling unit exposure requirements. The site is within a South of Market Residential/Service District (RSD) and a 40-X86-5B Height and Bulk District. Preliminary Recommendation: Uphold the Preliminary Negative Declaration

(Continued from Regular Meeting of May 13, 2004)

16a. 2003.0304CV (J. PURVIS: (415) 558-6354) 829 FOLSOM STREET - south side between 4th and 5th Streets, a through lot to Shipley Street; Lot 091 in Assessor's Block 3752 - Request for Conditional Use authorization under Planning Code Sections 207.5, 263.11, 271, and 157 to construct a nine-story. mixed-use building with up to 69 dwelling units at a density of one unit per 147 square feet of lot area under Section 207.5, to construct an 85-foot-tall building (with a 16-foottall mechanical penthouse) in the 40-X/85-B Height and Bulk District under Section 263.11, to exceed the bulk limits at the 50-foot height by 60 feet in length and 54 feet diagonally (by 48 feet in length and 42 feet diagonally at the 65-foot height) under Section 271; and to provide parking exceeding accessory amounts (with up to 62 spaces for project residents) under Section 157. On the ground floor, garage access would be provided at Shipley Street, and up to 5,000 gross square feet of retail space would be provided with access from Folsom Street. The proposed project would also require a rear yard modification and a variance from dwelling unit exposure requirements. The site is within an RSD (Residential/Service) South of Market Mixed-Use District, and a 40-X/85-B Height and Bulk District.

Preliminary Recommendation: Approval with modifications and conditions (Continued from Regular Meeting of May 13, 2004)

16b. 2003.0304CV 829 FOLSOM STREET - south side between 4th and 5th Streets, a through lot to Shipley Street; Lot 091 in Assessor's Block 3752 - Requests for Variances. The proposal is to construct a nine-story, mixed-use building with up to 69 dwelling units, up to 5,000 gross square feet of ground floor commercial space and a 62-space parking garage. A rear yard modification is sought under Section 134(e) to provide rear yard open space within an inner court and on a 7th floor setback of 10-15 feet along Shipley Street. A variance is sought from dwelling unit exposure requirements, as the horizontal dimensions of the inner court do not meet the requirements for an open area as defined under Section 140(a)(2) for dwelling unit exposure, and 27 of the 70 units have no exposure other than this inner court. The site is within an RSD (Residential/Service) Mixed-Use District, and a 40-X/85-B Height and Bulk District.

(Continued from Regular Meeting of May 13, 2004)

2004.0202DD (G. CABREROS: (415) 558-6169)
 <u>880 PRESIDIO AVENUE</u> - northeast corner at Post Street; Lo 011A in Assessor's Block
 1073 - Requests for Discretionary Review of Building Permit Application No.
 2003.09.23.5554, proposing to construct a new three-story, three-unit building on a
 vacant lot in an RM-1 (Mixed Residential, Low Density) District and a 40-X Height and
 Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

18a. 2004.0124DD (M. SMITH: (415) 558-6322) 554 VALLEY STREET - north side between Castro and Diamond Streets, Lot 018 in Assessor's Block 6611, Mandatory Discretionary Review under the Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application No. 2003.06.06.6518, proposing to demolish the existing one-story single-family dwelling in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve demolition

18b. 2004.0125DD (M. SMITH: (415) 558-6322) 556 VALLEY STREET (aka 554 VALLEY STREET) - north side between Castro and Diamond Streets, Lot 018 in Assessor's Block 6611, Mandatory Discretionary Review under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.06.06.6520, proposing to subdivide the lot into two lots and construct a three-story over garage single-family dwelling on the proposed east lot, in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve with modifications.

18c. 2004.0126DD (M. SMITH: (415) 558-6322) 558 VALLEY STREET (aka 554 VALLEY STREET) - north side between Castro and Diamond Streets, Lot 018 in Assessor's Block 6611. Mandatory Discretionary Review under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.06.06.6522, proposing to subdivide the lot into two lots and construct a three-story over garage single-family dwelling on the proposed west lot, in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve with modifications.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

à

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday Lune 2, 2004

Thursday, June 3, 2004 1:30 PM

Regular Meeting

Regular Meetin

DOCUMENTS DEPT.

JUN - 2 2004

SAN FRANCISCO PUBLIC LIBRARY

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Kevin Hudhes; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET. 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wedneday (eight days) prior to the Aschduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item the 1: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence flies, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: Ind.a.every@sfqov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The iniging of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic perioses at and during outplic meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-

San Francisco Lobbvist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.sfoov.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall. 1 Dr. Carlton B. Goodlett Place. Room 400, fourth floor. San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are cone to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna-Hall@sigov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

BOLL CALL:

Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Michael J. Antonini: Rev. Edgar E. Boyd:

Kevin Hughes; William L. Lee

CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

2003.1164D (M. WOODS: (415) 558-6315) $\underline{6725}$ CALIFORNIA STREET - south side between 29th and 30th Avenues, Lot 47 in Assessor's Block 1404 - Request for Discretionary Review of Building Permit Application No. 2003.03.13.9612 proposing to alter the existing two-story, single-family dwelling by raising the building approximately eight feet in order to create a new ground floor to contain a two-car garage, with a new dwelling unit behind, and expanding the building to the front, rear and sides. The subject property is located in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with

NOTE: On January 22, 2004, following public testimony, the Commission closed the public hearing. The Commission expressed concerns that statements about preserving this structure or the essence of it are not reflected in the plans submitted. Item continued to March 25, 2004. Public hearing will remain open on any new information presented.

(Continued from Regular Meeting of April 22, 2004) (Proposed for Continuance to June 24, 2004)

2. 2003.1208C (M. SNYDER: (415) 575-6891)

2601 MISSION STREET - southeast corner at 22nd Street, Lot 69 in Assessor's Block 3637 - Request for Conditional Use authorization under Planning Code Sections 712.83 and 790.80 to replace nine antennas that are now on the southern and western walls at the roofline with nine antennas that would be located on the middle portions of western, southern, and eastern walls approximately 77-feet above grade. These antennas are part of an existing Wireless Telecommunications Services facility operated by AT&T Wireless. The site is within an NC-3 (Neighborhood Commercial, Moderate-Scale) District and a 50-X / 65-B Height and Bulk District. Pursuant to the WTS Facilities Guidelines, the project is a Preference 2 Location Site, an existing site on which a legal wireless telecommunications facility is currently located.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of April 15, 2004)

NOTE: On April 15, 2004, following public testimony, the Commission closed public hearing and continued the matter to June 3, 2004 in order for Project Sponsor to provide better coverage maps by a vote +5 -0. Commissioners Feldstein and Hughes were absent.

(Proposed for Continuance to July 1, 2004)

В. COMMISSIONERS' QUESTIONS AND MATTERS

- 3. Consideration of Adoption - Draft Minutes of May 6, 2004.
- Commission Comments/Questions 4.

C. DIRECTOR'S REPORT

- 5. Director's Announcements
- 6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

(L. BADINER/D. LIM: (415) 558-6411/558-6547)

- 7. PLANNING CODE FEE AMENDMENT ARTICLE 3.5, ADMINISTRATIVE CODE SECTION 31.21. Consideration of Resolution of Intent to initiate an amendment to Article 3.5 of the Planning Code and Section 31.21 of the Administrative Code. The purpose of this hearing is to set a future date to hold a public hearing to consider an adjustment and increase in various application fees consistent with the Department's 2004/2005 Fiscal Year Work Program. Preliminary Recommendation: Approve initiation
- Preliminary Recommendation: Approve initiation
- 8a 2004.0090EKCV (G. CABREROS: (415) 558-6169) 2655 VAN NESS AVENUE - southwest corner of Van Ness Avenue and Greenwich Street, Lot 001 in Assessor's Block 0522 - Request for Conditional Use Authorization under Planning Code Sections 253 and 271 to allow a building to exceed 40 feet in height in the 65-A Height Bulk District and to exceed the prescribed bulk limit. Above a height of 40 feet, the A Bulk District allows a maximum building length of 100 feet and a maximum diagonal dimension of 125 feet. The proposal is to demolish the existing three-story commercial building (formerly a television station and most recently a tennis club) and to construct a new six-story, mixed-use building up to 65 feet in height and with a maximum length of 128 feet and a maximum diagonal measurement of 146 feet above a height of 40 feet. The new building proposes up to 29 dwelling units, 43 parking spaces in a below-grade garage, and approximately 4,700 square feet of commercial space at street level. A concurrent hearing before the Zoning Administrator will be held for a Variance request. The subject property is within an RC-3 (Residential-Commercial Combined. Medium Density) District and a 65-A Height and Bulk District.

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of April 22, 2004)

8b. 2004.0090EKCV (G. CABREROS: (415) 558-6169) 2655 VAN NESS AVENUE - southwest corner of Van Ness Avenue and Greenwich Street, Lot 001 in Assessor's Block 0522 - Request for Rear Yard and Dwelling Unit Exposure Variances under Sections 134 and 140 of the Planning Code. The proposal is to demolish the existing three-story commercial building and to construct a new sixstory, mixed-use building up to 65 feet in height with up to 29 dwelling units, 43 parking spaces in a below-grade garage, and approximately 4,700 square feet of commercial space at street level. The proposed building measures 122 feet long and 70 feet deep, a rear yard Variance is requested. A five-foot rear yard is proposed along the western portion of the lot where an 18.75-foot rear yard is required. A Variance from the exposure requirements is also requested. Eight units along the west side of the proposed building would not meet the dwelling unit exposure requirement, which requires all dwelling units to face onto either a street or Code-complying rear yard. The subject property is located in an RC-3 (Residential-Commercial Combined, Medium Density) District and a 65-A Height and Bulk District.

(Continued from Regular Meeting of April 22, 2004)

9a. 2003.0587EHXLUV:

(A. LIGHT: (415) 558-6254)

938-942 MÄRKET STREET, north side between Mason and Cyril Magnin Streets (also fronting on the east side of Mason Street between Market and Eddy Streets, as the lot and structure are L-shapedly, Lot 005, in Assessor's Block 0341 - Request for adoption of California Environmental Quality Act (CEQA) findings and a Mitigated Negative Declaration related to a proposal to seismically upgrade the subject seven-story office building (The Garfield Building), rehabilitate the historic building façades, construct a one-story vertical penthouse addition that would be set back from both the Market Street and Mason Street facades, and convert the existing office use to approximately 33 dwelling units for the subject property, which is in the C-3-G (Downtown, General) Zoning District, the Kearny-Market-Mason-Sutter Conservation District, and a 110-X Height and Bulk District

Preliminary Recommendation: Adoption of the CEQA findings and the Mitigated Negative Declaration

(Continued from Regular Meeting of May 13, 2004)

9b. 2003.0587EJXLUV: (A. LIGHT: (415) 558-6254) 938-942 MARKET STREET, north side between Mason and Cyril Magnin Streets (also fronting on the east side of Mason Street between Market and Eddy Streets, as the lot and structure are L-shapedl), Lot 005, in Assessor's Block 0341 - Request for a Permit to Alter under Article 11 for a substantial increase in height as well as the creation of a light well on a Category I Building, The Garfield Building, for the subject property, which is in the C-3-G (Downtown, General) Zoning District, the Kearny-Market-Mason-Sutter Conservation District, and a 110-X Height and Bulk District.

The proposal is to:

- 1) Seismically upgrade the subject seven-story office building (The Garfield Building);
- 2) Rehabilitate the historic building façades;
- Construct a one-story vertical penthouse addition that would be set back from both the Market Street and Mason Street facades, and create a light well along the eastern property line;
- 4) Convert the existing office use to approximately 33 dwelling units:
- 5) The Project will not provide parking as required by the Planning Code, nor will thirteen of the units meet the technical Planning Code requirements for dwelling unit exposure, and only three of the 33 units will have private open space. No common space will be provided on the project site, which is completely occupied by existing building. Given these factors, variances would need to be granted for parking, dwelling unit exposure, and residential open space requirements.
- The proposed project would provide its required Below Market Rate (BMR) units on site as well as the off-site BMR units required for a proposed companion project located at 690 Market Street (2003.0584MTZXCKLU).
- 7) The project sponsors are seeking to avail themselves of the Mills Act, which allows local governments to grant property tax relief benefits in exchange for the guaranteed preservation of a historic property. In order to qualify under the San Francisco Administrative Code, the property must either be designated as a San Francisco Landmark or listed separately on the National Register. As neither condition is the case with the subject property, the project sponsor is seeking conditional San Francisco landmark status. The proposed Landmark Designation would become final upon the completion of the proposed project consistent with the Rehabilitation Program set forth by the proposed Mills Act contract.

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of May 13, 2004)

- 9c. 2003.0587EHXLUV: (A. LIGHT: (415) 558-6254) 938-942 MARKET STREET, north side between Mason and Cyril Magnin Streets (also fronting on the east side of Mason Street between Market and Eddy Streets, as the lot and structure are L-shapedl), Lot 005, in Assessor's Block 0341 Request for a Determination of Compliance under Section 309 of the Planning Code to permit an one-story vertical addition, historic façade rehabilitation, and conversion of existing office space to approximately 33 residential dwelling units, with an exception to the Planning Code rear yard requirements for the subject property, which is in the C-3-G (Downtown, General) Zoning District, the Kearny-Market-Mason-Sutter Conservation District, and a 110-X Height and Bulk District. The Zoning Administrator will hear the variance application concurrently with the Planning Commission (See Item "b" above for detailed project description.)
- 9d. 2003.0587EHXLUV:

 (A. LIGHT: (415) 558-6254)

 938-942 MARKET STREET, north side between Mason and Cyril Magnin Streets (also fronting on the east side of Mason Street between Market and Eddy Streets, as the lot and structure are L-shaped)), Lot 005, in Assessor's Block 0341 Request for recommendation to the Board of Supervisors for conditional landmark designation of the subject property as San Francisco Landmark No. 244, which is in the C-3-G (Downtown, General) Zoning District, the Kearny-Market-Mason-Sutter Conservation District, and a 110-X Height and Bulk District.

 (See Item "b" above for detailed project description.)

Preliminary Recommendation: Recommendation to the Board of Supervisors for the Approval of Landmark Designation

(Continued from Regular Meeting of May 13, 2004)

(Continued from Regular Meeting of May 13, 2004)

9e. 2003.0587EHXL<u>U</u>V: (A. LIGHT: (415) 558-6254)
<u>938-942 MARKET STREET</u>, north side between Mason and Cyril Magnin Streets (also fronting on the east side of Mason Street between Market and Eddy Streets, as the lot and structure are L-shapedl), Lot 005, in Assessor's Block 0341 - Request for a recommendation to the Board of Supervisors for conditional approval of a conditional Mills Act Contract for the subject property, which is in the C-3-G (Downtown, General) Zoning District, the Kearny-Market-Mason-Sutter Conservation District, and a 110-X Height and Bulk District.

(See Item "b" above for detailed project description.)
Preliminary Recommendation: Recommendation to the Board of Supervisors for the Approval of Mills Act Contract

(Continued from Regular Meeting of May 13, 2004)

(Continued from Regular Meeting of May 13, 2004)

- 9f. 2003.0587EHXLUY: (A. LIGHT: (415) 558-6254) 938-942 MARKET STREET, north side between Mason and Cyril Magnin Streets (also fronting on the east side of Mason Street between Market and Eddy Streets, as the lot and structure are L-shaped)), Lot 005, in Assessor's Block 0341 Request for the granting of residential open space, dwelling unit exposure, and parking variances for the subject property, which is in the C-3-G (Downtown, General) Zoning District, the Kearny-Market-Mason-Sutter Conservation District, and a 110-X Height and Bulk District. The Zoning Administrator will consider these variance requests concurrently with the Planning Commission's consideration of the above items. (See Item "b" above for detailed project description.)
- 2003.1267D (M. SNYDER: (415) 575-6891)
 952 DeHARO STREET west side between Southern Heights Avenue and 22nd Street, Lot 27 in Assessor's Block 4095 - Request for Discretionary Review of Building Permit

Application No. 2003.05.29.5746 proposing to construct a new three story dwelling at the front of a lot where a single-family dwelling exists at the rear of the lot. The property is within an RH-2 (House, Two-family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project as modified.

(Continued from Regular Meeting of April 22, 2004)

11. 2003.1285D 3340 BAKER STREET - east side between North Point and Bay Streets, Lot 25 in Assessor's Block 0923 - Request for Discretionary Review for Building Permit Application No. 2003.08.04.1168s, proposing to construct a new three-story rear horizontal extension with a new roof deck on top to an existing three-story, single-family dwelling. The property is located in the RH-1 (Residential, House, One-Family) District

and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

(Continued from Regular Meeting of April 8, 2004)

 2004.0163D (G. NELSON: (415) 558-6257) <u>2244 STEINER STREET</u> - east side between Clay and Sacramento Streets; Lot 025 in Assessor's Block 0630 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of Dwelling Unit Mergers, of Building Permit Application No. 2004.01.12.3872, proposing to convert a three-family dwelling to a single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the application as submitted.

(Continued from Regular Meeting of May 13, 2004)

13a. 2003.0746D (G. NELSON (415) 558-6257) 1234 19th AVENUE – east side between Lincoln Way and Irving Street; Lot 038 in Assessor's Block 1732 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.06.10.8643, proposing to demolish a two-story single-family dwelling in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve demolition. (Continued from Regular Meeting of April 15, 2004)

13b. 2003.0091D (G. NELSON (415) 558-6257) 1234 19th AVENUE – east side between Lincoln Way and Irving Street; Lot 038 in Assessor's Block 1732 – Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential buildings in association with residential demolition, of Building Permit Application No. 2002.06.10.8646, proposing to construct a four-story, three-family residential structure with three off-street parking spaces in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the application with modifications.

(Continued from Regular Meeting of April 15, 2004)

14. 2003.0841C (G. NELSON: (415) 558-6257) 1950-1960 GREEN STREET - north side between Buchanan and Laguna Streets; Lot 040 in Assessor's Block 0542 - Request for Conditional Use Authorization pursuant to Sections 178(c) and 303 of the Planning Code to allow the enlargement of two dwelling units (which are considered to be a conditional use due to the 6,100 square foot lot size) within an 11-unit residential building. The proposal is also to raise the building approximately four feet to create a new below-grade parking garage for 11 vehicles, and to expand the building toward the rear at the first, second, and third stories. The horizontal expansion will contain, in addition to the two enlarged conditionally-allowed units, two enlarged as-of-right units (the remaining seven non-conforming units are not proposed to be expanded). New entry stairs and a driveway/garage door will be constructed at the front. The subject property is within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. (Continued from Recular Meeting of April 22, 2004)

15. 2003.1298C (K. McGEE; (415) 558-6367) 49-51 DUBOCE AVENUE - south side, between Woodward and Valencia Streets, Lot 039 in Assessor's Block 3532 - Request for conditional use authorization to construct five dwelling units in a C-M (Heavy Commercial) Zoning District and a 50-X Height and Bulk District, and in the Eastern Neighborhoods Interim Policy Core PDR area per Planning Code Section 215. The proposal is to demolish the existing commercial building, a scooter repair shop, and to construct five units with parking. Preliminary Recommendation: Disapproval.

16. 2003.0846CR (F. JONES: (415) 558-6477) 1298 OCEAN AVENUE - northeast corner of Ocean Avenue, and Plymouth Avenue, Lot 017, Assessor's Block 3199 - Request for Conditional Use Authorization for the new construction of a one-story, 6,100 square foot public library branch (Ingleside Branch Library) on a vacant 11,120 square foot corner lot previously occupied by an auto repair garage Planning Code Section 711.83 requires Conditional Use Authorization for the creation of a publicly owned use, Section 711.11 requires a Conditional Use Authorization for the development of lots in excess of 10,000 square feet, and Section 711.21 states that nonresidential uses in excess of 3,999 square feet are subject to Conditional Use Authorization in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of May 6, 2004)

6:00 P.M

(M. CHION: (415) 558-6314)

RE-OPEN CONSIDERATION OF ADOPTION OF INTERIM RULES FOR THE MISSION IN THE EASTERN NEIGHBORHOODS: (generally bounded by Potrero Avenue, Cesar Chavez, Guerrero, and Division Streets). Public hearing on the adoption of interim policies or a resolution of intent to adopt interim zoning controls that would establish areas for Housing and Mixed Use, PDR, and Housing/PDR in the Mission. The Housing and Mixed Use zoning overlay will encourage residential development; the PDR zoning overlay will promote a mix of residential and other uses while preserving existing PDR space. The initiation of interim zoning controls would require the adoption of a resolution of intent to initiate that will enable the publication of a formal notice for a future public hearing at which hearing the Planning Commission would consider the adoption of interim controls.

NOTE: On March 25, 2004, Commission President Bradford Bell re-opened the consideration of interim rules for the Mission area of the Eastern Neighborhoods.

E. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

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- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 10, 2004

1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Kevin Hudhes: William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received you by the Planning Department reception counter at 1860 Mission Street, 5th floor, no later than 5:0.0 PM the Wednesday (1940) and the to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared more to Planning Commission, 1660 Mission Street, Suite Soil, Soil San Francisco, CA 94103-2414. Comments received by 11-00 AM on the 10-0 Planning Commission, or made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared tiem at the scheduled hearing for distribution. For complicit distribution to Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: India, averye sloop.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a general plan, (2) the adoption or amendment of any regulation attached to a Sectic plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

DOCUMENTS DEPT.

JUN - 7 2004

SAN FRANCISCO PUBLIC LIBRARY Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5164 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during outplic meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance (SF-Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102, telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.sfo.or/grethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J. K. L. M. and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 46 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Ooma Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 545-47724, by Eax at (1415) 554-784 or by E-mail at Donna Hall® Sigov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupyrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President:

Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd;

Kevin Hughes: William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.1110T (C. NIKITAS: (415) 558-6306) REQUIRED SECOND MEANS OF EGRESS - Ordinance Amending the San Francisco Planning Code to Allow a Required Second Means of Egress Adoption of an ordinance amending the San Francisco Planning Code by adding a new section 136(c)(4)(A)(i-v) to allow certain stairways that are a required second means of egress under the Building Code, as permitted obstructions in the rear yard. The California Building Code no longer allows fire escapes as a second means of egress in most cases. This proposed text amendment provides an exemption to meet the requirements of the Building Code. This ordinance also includes changes to Section 311 and 312 to require neighbor notification for the addition of these stairways.

Preliminary Recommendation: Recommend approval of the ordinance to the Board of Supervisors

(Continued from Regular Meeting of April 22, 2004)

(Proposed for Continuance to June 24, 2004)

2004 036500 2 (G. CABREROS: (415) 558-6169) 850 - 45TH AVENUE - east side between Cabrillo and Fulton Streets; Lot 024 in Assessor's Block 1687 -- Requests for Discretionary Review of Building Permit Application No. 2003.08.22.2792 proposing to add a second dwelling unit, add two floors and a horizontal addition to the rear of the existing single-family residence resulting in a four-story, two-unit building in an RH-2 (Residential, House, Two-Family) District and a

40-X Height and Bulk District. Preliminary Recommendation:

Take Discretionary Review and approve with modifications.

(Proposed for Continuance to July 22, 2004)

3. 2003.1177C (E. TOPE: (415) 558-6316) 2301 FILLMORE STREET - northwest corner at Clay Street, Lot 004 in Assessor's Block 0611 - Request for Conditional Use Authorization pursuant to Planning Code Sections 718.48 and 790.38, to allow amplified music and to extend the hours during which entertainment is allowed in a nonconforming bar and full-service restaurant (to be occupied by Leticia's Restaurant) in the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District. Planning Commission Motion No. 13781. adopted on November 17, 1994, limit entertainment at this location to non-amplified music and restrict the hours during which entertainment is allowed.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of March 4, 2004) (Proposed for Continuance to July 22, 2004)

2004.0151:D
 (M. WOODS: (415) 558-6315)

 2250 JACKSON STREET - north side between Buchanan and Webster Streets; Lot 2008 in Assessor's Block 0589 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.07.07.8857S, proposing to merge five dwellings units to a single-tamily residence in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.

Preliminary Recommendation: Pending (Continued from Regular Meeting of April 8, 2004) (Proposed for Continuance to September 2, 2004)

 2004.0180D (G. CABREROS: (415) 558-6169) 3364 WASHINGTON STREET - north side between Walnut Street and Presidio Avenue, Lot 011B in Assessor's Block 0984 - Request for Discretionary Review of Building Permit Application No. 2003.11.10.9871 proposing front facade alterations and a threestory rear horizontal addition to an existing three-story, single-family residence in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve as

(Continued from Regular Meeting of April 15, 2004)

BUILDING PERMIT APPLICATION HAS BEEN WITHDRAWN.

2004.0058D
 (O. SIROIS: (415) 558-6313) 1430 43ND AVENUE - east side between Kirkham and Judah; Lot 038 in Assessor's Block 1811 - Request for Discretionary Review of building permit application on 2003.09.04.3873 seeking to construct a vertical addition and lateral addition on an existing single-family dwelling in an RH-1 (Residential House, Single-Family) District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve permit with modifications

(Continued from Regular Meeting of May 27, 2004)

BUILDING PERMIT APPLICATION HAS BEEN WITHDRAWN.

B. COMMISSIONERS' QUESTIONS AND MATTERS

- 7. Consideration of Adoption of Draft Minutes of May 20 and May 27, 2004
- 8. Commission Comments/Questions
- 9. <u>ALTERNATING CASE TYPES On February 19, 2004</u>, the Commission adopted the recommendation of Acting Director, Larry Badiner to mix each calendar by alternating case types. (i.e. Discretionary Review type cases would be first one week on the calendar and Conditional Uses and other type cases would be first the next week). The Commission also instructed that this be brought back to them for review in three months. At this time, the Commission will review the effectiveness of the current alternating case type on the Commission calendars. They will consider maintaining it, modifying it, or abolishing it.

C. DIRECTOR'S REPORT

- 10. Director's Announcements
 - Report on the Certificate of Appropriateness for 212 Union Street.
- 11. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

- 12. (D. LIM: (415) 558-6547)

 ETHICS COMMISSION REQUEST FOR PLANNING COMMISSION AND

 DEPARTMENT PERSONNEL INCOMPATIBLE ACTIVITIES STATEMENT Commission
 consideration of adoption of the draft Department Incompatible Activities Statement for submission to the Ethics Commission.
 Preliminary Recommendation: Adoption
- 13a. 2004.0213CV (K. McGEE: (415) 558-6367) 52-60 6th STREET northwestern corner at Jessie Street; Lot 6 in Assessor's Block 3703 Request for Conditional Use Authorization to allow the intensification of a nonconforming nighttime entertainment use, pursuant to Planning Code Section 181. The existing facility ("Club Six"), located on the ground and basement levels, is a nightclub, bar, and lounge, and proposes to expand by adding 2,450 square feet at the ground floor and 2,042 square feet at the basement level, resulting in a total of 8,647 square feet for the establishment. The subject property is in an RSD (Residential / Service) Mixed-Use District with an 85-X Height and Bulk district. Preliminary Recommendation: Approval with Conditions
- 13b. 2004.0213CV (K. McGEE: (415) 558-6367) 52-60 6th STREET northwestern corner at Jessie Street; Lot 6 in Assessor's Block 3703 Request for Variance Section 151 of the Planning Code requires one parking space be provided for each 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. The proposal to expand the project results in a total of 8,647 square feet for the establishment. The project expands the existing use beyond the 5,000 square foot parking threshold and would require 52 parking spaces. The project does not propose to add any parking spaces and therefore requires an off-street parking variance. The subject property is in an RSD (Residential/Service) Mixed-Use District with an 85-X Height and Bulk district.
- 14a. 2003.1241CV (M. WOODS: (415) 558-6315). 1447-1449 LOMBARD STREET south side between Van Ness Avenue and Franklin Street; Lot 104, in Assessor's Block 0503 Request for Conditional Use authorization under Planning Code Sections 161(i) and 303 to waive the two-car parking requirement for the proposed conversion of office spaces to two dwelling units on the second and third floors of an existing three-story building with a full-service restaurant on the ground floor. The site is within an NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of May 6, 2004)
- 14b. 2003.1241C

 (M. WOODS: (415) 558-6315)

 1447-1449 LOMBARD STREET south side between Van Ness Avenue and Franklin Street; Lot 104, in Assessor's Block 0503 Request for rear yard and non-complying structure variances for the proposed conversion of office spaces to two dwelling units on the second and third floors of an existing three-story building with a full-service restaurant on the ground floor. The proposed conversion would not alter the size of the existing building. Because the existing building already encroaches into the required rear yard, it is considered a legal, non-complying structure, and the conversion of the two upper floors from commercial use to residential use triggers these variances. The site is within an NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District and a 40-X Height and Bulk District.

 (Continued from Regular Meeting of May 6, 2004)

- 15a. 2002.0927!EKXCV 1340-1390 MISSION STREET - northeast corner at Tenth Street (with additional frontage on Jessie and Ninth Streets), Lots 13, 26 and 27 in Assessor's Block 3508, in a C-3-G (Downtown General Commercial) District and in 120-X, 150-S and 200-S Height and Bulk Districts - Review under Planning Code Section 309 of a new building, variously eight and ten stories in height, containing approximately 231 units of affordable family housing (127 units) and senior housing (104 units) plus ground-floor space for community use, arts activities and retail use, and second-floor space for housing support services and building management, including requests for exceptions to Planning Code requirements for rear-yard area (Section 309(a)(1)) and ground-level wind currents (Section 309(a)(2)).
 Preliminary Reoommendation: Approval with Conditions
- 15b. 2002.0927IEKXCV 1340-1390 MISSION STREET - northeast corner at Tent Street (with additional frontage on Jessie and Ninth Streets), Lots 13, 26 and 27 in Assessor's Block 3508, in a C-3-G (Downtown General-Commercial) District and in 120-X, 150-S and 200-S Height and Bulk Districts - Request for authorization of a Conditional Use, pursuant to Planning Code Section 124(f), for additional square footage (to be devoted to affordable housing) above the 6.0 to 1 floor area ratio (approximately 6.2 to 1) established for the C-3-G zoning district subject to the limitations set forth therein in conjunction with the construction of approximately 231 units of affordable family and senior housing plus ancillary groundand second-floor uses.
 Preliminary Recommendation: Approval with Conditions
- 15c. 2002-0927!EKXCV 4J.MILLER: (415) 558-6344) 1340-1390 MISSION STREET northeast corner at Tenth Street (with additional frontage on Jessie and Ninth Streets), Lots 13, 26 and 27 in Assessor's Block 3508, in a C-3-G (Downtown General Commercial) District and in 120-X, 150-S and 200-S Height and Bulk Districts Dwelling-unit-exposure and lot-width Variances sought in conjunction with new construction of approximately 231 units of alfordable family and senior housing plus ancillary ground- and second-floor uses, for dwelling units with their exposure onto an interior courtyard with dimensions insufficient to meet the standards for dwelling-unit exposure contained in Planning Code Section 140, and to re-subdivide the subject Lot 13 to sever a portion (which is already developed with a building) with a width of less than 25 feet, the minimum width established by Planning Code Section 121(d).
- 16. 2004.0306C (T. WANG: (415) 558-6335) 50 THOMAS MORE WAY on the southwest corner of Thomas More and Brotherhood Ways; Lots 010 and 011 in Assessor's Block 7380 Request for Conditional Use authorization pursuant to Planning Code Sections 209.3 (f) and (g) and 304 for a Planned Unit Development (PUD) to allow St. Thomas More School: (1) construction of a gymnasium and a classroom building; (2) addition of a preschool of 35 children; (3) an increase in enrollment from up to 300 students to up to 350 students; (4) seeking exceptions from rear yard requirements; (5) relocation of a portable classroom building to another location on campus; and (6) amending two previous Conditional Use authorizations related to the school in an RH-1(D) (Residential, House, One-Family, Oetached Owelling) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Approval with Conditions
- 2004.0302T
 ADULT ENTERTAINMENT USES NO LESS THAN 1,000 FEET FROM SCHOOLS, CHILD CARE FACILITIES AND PLAYGROUNDS Require that Adult Entertainment Uses are no less than 1,000 feet from schools, child care facilities and playgrounds Consideration of an Ordinance amending San Francisco Planning Code Sections 221, 790,36 and 890,36 to provide that, where permitted, adult entertainment uses must

be no less than 1,000 feet from public and private schools, child care facilities and Recreation and Parks Department children's playgrounds, and making finding of consistency with the priority policies of Planning Code Section 101.1 and the General Plan

Preliminary Recommendation: Approval

- 18. 2003.1254D (E. TOPE: (415) 558-6316) 170 ST. GERMAIN AVENUE north side at Glenbrook Avenue; Lot 009 in Block 2708 Request for Discretionary Review of Building Permit Application No. 2003.73.10905, proposing to construct a one story horizontal and a one story vertical addition to an existing two story over basement single family dwelling in an RH-1 (D) (Residential, House, One-Family, Detached Dwelling) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take discretionary review and approve the permit with modifications. (Continued from Regular Meeting of May 6, 2004)
- 19. 2004.0071D (B. FU: (415) 558-6613) 406 MISSISSIPPI STREET west side, between 19th and 20th Streets; Lot 001 a in Assessor's Block 4065 Request for Discretionary Review of Building Permit Application No. 2003.08.11.1725 proposing to construct a one-story vertical addition to the existing one-story over garage building in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation.
 Preliminary Recommendation: Do not take Discretionary Review and approve the project
- as submitted.

 20. 2004.0164D (W. HASTIE: (415) 558-6381)
- 2004.0164D (W. HASTIE: (415) 558-6381)
 571-573 MISSOURI STREET east side between 20th and Sierra Streets to to 28 in Block 4101 - Request for Discretionary Review of Building Permit Application No. 2003.09.19.5267, proposing to construct a horizontal and vertical addition to an existing two-tamily dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and Approve the Project as Proposed.

(Continued from Regular Meeting of May 20, 2004)

E. PUBLIC COMMENT

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place DOCUMENTS DEPT.

Thursday, June 17, 2004

1:30 PM

Regular Meeting

JUN 1 4 2004

SAN FRANCISCO PUBLIC LIBRARY

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Kevin Hughes: William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

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1:30	DIA		

ROLL CALL: Commission President:

Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd;

Kevin Hughes; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

Chestnut Street
 Chestnut Street
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 Chestnut Street
 Construction of 20-Unit Residential Building - Appeal of Preliminary Negative Declaration. North side between Powell and Mason Streets, Lot 009 of Assessor's Block 0052. The proposed project is construction of a 57,393-gross-square-foot (gsf), four-story, 20-unit residential building, with 21 basement parking spaces. The project would include the reuse of the existing approximately 21,250-gsf, two-story, warehouse by adding a 27,143-gsf vertical addition, set back from the street. The new building would be approximately 40 feet in height at the roofline. The project would require Conditional Use and Variance authorizations. The site is in the North Beach Neighborhood Commercial District zoning district and a 40-X height & bulk district. Preliminary Recommendation: Uphold Preliminary Negative Declaration.

(Continued from Regular Meeting of May 13, 2004) (Proposed for Continuance to July 15, 2004)

2003.1217D
 <u>342 21ST AVENUE</u> - east side between Geary and Clement Streets; Lot 033 in Assessor's Block 1452 - Request for Discretionary Review of Permit Application No. 2003.08.07.1409, proposing to add two units to the existing single-family dwelling by constructing new third and fourth floors, and a rear addition in an RM-1 (Mixed Residential, Low Density) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve with

modifications.
(Continued from Regular Meeting of May 13, 2004)

(Proposed for Continuance to July 22, 2004)

3. 2001.0249CV (K. AMDUR:(415) 558-6351) 605 KEARNY STREET - west side between Sacramento and Commercial Streets, Lot 7 in Assessor's Block 226 - Request for a Conditional Use authorization for a building exceeding 35 feet in height in the Chinatown Community Business (CCB) Zoning District and a 50-N Height and Bulk District. The proposal is to add one four-story dwelling unit to an existing one-story commercial building on a small, approximately 700 square foot, 29.5-foot deep lot. The commercial unit on the ground floor would remain. The building would be 50 feet in height with the proposed addition. The addition, like the existing commercial building, would cover the entire small site. No parking would be provided. Both a parking and a rear yard/site coverage variance would be required and will be considered by the Zoning Administrator at the same hearing as the Conditional Use authorization. Required open space would be provided on a rooftop terrace.

Preliminary Recommendation: Pending (Continued from Regular Meeting of May 6, 2004) (Proposed for Continuance to July 22, 2004)

- 4a. 2002.1036ECV (J. MILLER: (415) 558-6344) 651 655 GEARY STREET —south side between Jones and Leavenworth Streets, Lot 20 in Assessor's Block 318, in an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District Number One, and in an 80-130-T Height and Bulk District Consideration of a draft Motion adopting findings related to the Final Mittigated Negative Declaration ("RMND") of Environmental Impact prepared for the demolition of an existing two-story building and its replacement with a 13-story building containing up to 41 dwelling units, office, career training and retail space without off-street parking, and adopting the FMND, the mandatory mitigation measures contained therein, and a "Mitigation Monitoring Program". (Proposed for Continuance to July 22, 2004)
- 4b. 2002.0460ECV (J. MILLER: (415) 558-6344)
 651 655 GEARY STREET south side between Jones and Leavenworth Streets, Lot 20
 in Assessor's Block 318, in an RC-4 (Residential-Commercial Combined, High Density)
 District, the North of Market Residential Special Use District Number One, and in an 80130-T Height and Bulk District -- Request for authorization of a Conditional Use for height over 40 feet in an "R" District, non-residential space above the ground story in an "RC" District, and no residential-serving off-street parking (when up to ten spaces would be required), in conjunction with construction of a new, 13-story building containing approximately 1, dwelling units, approximately 16,467 gross square feet ("gsf") of training space on the first two floors and in the basement for the Career Resources Development Center ("CRDC") and approximately 1,500 gsf of ground-floor retail space. (Proposed for Continuance to July 22, 2004)
- 4c. 2002.1036CV (J. MILLER: (415) 558-6344) 651 655 GEARY STREET, south side between Jones and Leavenworth Streets, Lot 20 in Assessor's Block 318, in an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District Number One, and in an 80-130-T Height and Bulk District Request for an off-street parking Variance in conjunction with the construction of a new, 13-story building containing approximately 41 dwelling units, approximately 16,467 gross square feet ("gsf") of training space on the first two floors and in the basement for the Career Resources Development Center ("CRDC") and approximately 1,500 gsf of ground-floor retail space with no commercial-serving off-street parking provided (when up to 30 spaces would be required). (Proposed for Continuance to July 22, 2004)

B. COMMISSIONERS' QUESTIONS AND MATTERS

- 5. Consideration of Adoption Draft Minutes of May 13 and June 3, 2004.
- 6 Commission Comments/Questions

C. DIRECTOR'S REPORT

- 7. Director's Announcements
- 8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

(D. LIM: (415) 558-6547)

 FEE PROPOSAL - Consideration of adoption of the proposed Planning Department Fee amendment contained in Planning Code Article 3.5 and Administrative Code Section 31.22 and 31.23.

Preliminary Recommendation: Approval (Continued from Regular Meeting of June 3, 2204)

- 10. 2003.0599D (K. McGEE: (415) 558-6367) 37 THORTON south side, between Lucy and Third Streets, Lot 035 in Assessor's Block 5411 Request for Discretionary Review of Building Permit Application No. 2002.12.19.3945, proposing to add a two-story addition at the rear of the existing building. The subject property is located in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. Preliminary Recommendation: Do Not Take Discretionary Review and approve the project as proposed.
- 11. 2004.0470D (T. WANG: (415) 558-6335) 424 TARAVAL STREET - north side between 14th and 15th Avenues; Lot 017 in Assessor's Block 2343 - Request for Discretionary Review of Building Permit Application No. 2004.02.24.7043 to change the storefront use at the subject property from Professional Service to Personal Service (Taraval Beauty Salon) in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Prellminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
- 12. 2003.0262E (A. AGUILAR: (415) 558-5973)

 10TH /MARKET/MISSION STREETS MIXED-USE PROJECT Public Hearing on Draft Environmental Impact Report: The project site is at 1407-1435 Market Street, 18-70

 Tenth Street, and 1400 Mission Street, at Assessor's Block 3507, Lot 39, and is located in the C-3-G (Downtown General Commercial) Zoning District and in the 150-S, 200-S, and 320-S Height and Bulk Districts. The project site is approximately 95,000 square feet on the west side of Tenth Street between Market and Mission Streets. The project site is within the proposed Mid-Market Redevelopment Project Area. The project sponsor proposes to construct a 24-story, 320-foot-tall office building fronting Market Street which would provide municipal offices uses; a 21-story, 200-foot-tall market-rate housing tower fronting Tenth Street which would provide up to 250 units; and a 15-story, 150-foot-tall affordable senior housing tower would provide up to 200 units.

The project would include approximately 313 off-street parking spaces and the total gross square footage for the proposed project would be approximately 1,024,119. The proposed project would require demolition of seven structures, which contain approximately 166,700 gross-square-feet of vacant office space and removal of 108 surface parking spaces.

Preliminary Recommendation: No action required

NOTE: Written comments will be received at the Planning Department until 5:00 p.m. on June 28, 2004.

- 13. 2004.0281C (M. SMITH: (415) 558-6322) 4726 MISSION STREET west side between Ruth and Leo Streets, Lot 016 in Assessor's Block 6955 Request for Conditional Use Authorization pursuant to Planning Code Section 712.43 to allow a Large Fast Food Restaurant use (coffee shop) operated by Martha & Brothers Coffee (not categorized as a Formula Retail Use) to operate at the ground floor of a mixed-use building, located in a NC-3 (Moderate-Scale Neighborhood Commercial District) and 40-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions
- 14. 2004.0241C (M. SMITH: (415) 558-6322) 130 CHURCH STREET - west side between Duboce Avenue and 14th Street, Lot 007 in Assessor's Block 3537- Request for Conditional Use Authorization pursuant to Planning Code Section 721.45 to allow a Liquor Store use to be added to a recently approved ground floor organic/specialty grocery store operated by Golden Produce

Extension, located in the Upper Market Street Neighborhood Commercial District and 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

15. 2003.0889C (M. SNYDER: (415) 558-6891)

8 MCLEA COURT - north side of the street, east of 9th Street, Block 73 in Assessor's Block 3757 - Request for Conditional Use authorization under Planning Code Sections 817.16 and 890.88(c) to construct up to 29 Single Room Occupancy (SRO) units within a SLI (Service / Light-Industrial) District. As currently proposed, the new building would be 40-feet tall and would be setback from the front property-line by 15-feet. The project would include two independently accessible parking spaces along with the 29 SRO units. The property is within an SLI (Service / Light-Industrial) District, a 40-X Height and Bulk District, and an Industrial Protection Zone as designated in Planning Commission Resolution 16202.

Preliminary Recommendation: Approval with Conditions

16. 2003.0660C (G. NELSON: (415) 558-6257) 3740-3742 GARRY BOULEVARD - north side between Arguello Boulevard and Second Avenue; Lot 012 in Assessor's Block 1433 - Request for Conditional Use authorization pursuant to Section 161(f) of the Planning Code to construct a 4-story mixed-use building with no off-street parking spaces within an NC-3 (Moderate Scale Neighborhood Commercial) District and an 80-A Height and Bulk District. An existing single-story commercial structure ("White Caps Café") will be demolished. The replacement building will contain a restaurant at the first (ground) floor (considered a full-service restaurant per Section 790.100), and four dwelling units at the upper three floors. Conditional Use authorization is required to reduce the residential off-street parking requirement of the new structure from 4 spaces to none.

Preliminary Recommendation: Approval with conditions. (Continued from Regular Meeting of May 6, 2004)

2004.0348C (A. LIGHT: (415)558-6254)
 520 COLUMBUS AVENUE - north side between Stockton and Green Streets, Lot 4, in

Assessor's Block 117 - Request for a Conditional Use authorization to operate a small "self-service restaurant" (ice cream parlor). The project lies within the North Beach Neighborhood Commercial Zoning District, and within a 40-X Height and Bulk District. This proposal is to reopen "Ben & Jerry's" ice cream parlor at 520 Columbus Avenue, which is across the street from its former location at 543 Columbus Avenue. The proposed ice cream parlor, which is classified as a small self-service restaurant under the provisions of Article 7 of the Planning Code, will occupy an existing, approximately 850 square-foot retail space formerly occupied by a mobile phone retail store. "Ben & Jerry's" will serve ready-to-eat ice cream deserts. Although the majority of the ice cream consumption is anticipated to take place off-site, the proposed ice cream parlor will provide five tables and ten seats to be utilized by patrons of the store. No exterior changes, other than signage, are proposed. Per Section 722-24 of the Planning Code, a Conditional Use authorization is required for small self-service restaurants in the North Beach Neighborhood Commercial District.

Preliminary Recommendation: Approval with Conditions

E. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been

reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, June 24, 2004
1:30 PM

Regular Meeting

6/24/04

SAN FRANCISCO PUBLIC LIBRARY

06-21-04P02:31 RCVU

DOCUMENTS DEPT.

JUN 2 1 2004

President: Shelley Bradford Bell Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Kevin Hughes; William L. Lee

Commission Secretary: Linda D. Avery

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To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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1:30 PM

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Commissioners:

Shelley Bradford Bell

Michael J. Antonini: Rev. Edgar E. Boyd:

Kevin Hughes: William L. Lee

CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

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(M. WOODS: (415) 558-6315) 1. 2003 0106D 1910-12 STEINER STREET - east side between Wilmot and Bush Streets; Lot 018 in Assessor's Block 0659 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.06.16.7169, proposing to merge two dwelling units to a single-family residence in an RH-3 (Residential, House, Three-Family) District and 40-X Height and

Preliminary Recommendation: Take Discretionary Review and disapprove the proposed dwelling unit merger.

(Continued from Regular Meeting of May 27, 2004)

BUILDING PERMIT APPLICATION HAS BEEN CANCELLED

2. 2004.0388D (T. TAM: (415) 558-6325) 58 COLLINGWOOD STREET - west side between Market and 18th Streets, Lot 9 in Assessor's Block 2648 - Request for Discretionary Review for Building Permit Application No. 2003.12.08.1771S, proposing to alter the existing one-story-overbasement, single-family dwelling. The project will include raising the existing dwelling to allow for a new garage level for up to 2 new on-site parking spaces, construction of two new floors on top of the existing dwelling, as well as a rear horizontal extension. The project will also change the number of dwellings from one to three units on the property. The property is located in the RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Pending DISCRETIONARY REVIEW APPLICATION HAS BEEN WITHDRAWN

3. (L. GIBSON: (415) 558-5993) SAN FRANCISCO MARINA RENOVATION - Lot 003 of Assessor's Block 900 in the Marina District on the northern waterfront between Laguna and Lyon Streets north of Marina Boulevard - Appeal of Preliminary Mitigated Negative Declaration. The proposed project is the renovation of the San Francisco Marina Yacht Harbor. Waterside improvements would include installation of three new breakwater structures and the removal of two existing breakwater structures; reconstruction of portions of the degraded rip-rap slopes; maintenance dredging; replacement and reconfiguration of the floating docks and slips; replacement of gangways and security gates; installation of one oily water and sewage pump out facility and refurbishment of two existing sewage pump out facilities; and upgrade of utility services and lighting at the new floating docks. Land-side improvements would include renovation of existing marina restroom, shower, and office buildings; conversion of a vacant building into office space; construction of a new maintenance building; re-stripping of existing parking lots and public paths; and construction of a new children's play area. The site is within a P (Public) District and an OS (Open Space) Height and Bulk District.

Preliminary Recommendation: Pending (Continued from Regular Meeting of March 11, 2004) PRELIMINARY MITIGATED NEGATIVE DECLARATION HAS BEEN WITHDRAWN: ENVIRONMENTAL IMPACT REPORT WILL BE PREPARED

2003 1110T (C. NIKITAS:(415) 558-6306) 4 REQUIRED SECOND MEANS OF EGRESS - Ordinance Amending the San Francisco Planning Code to Allow a Required Second Means of Egress Adoption of an ordinance amending the San Francisco Planning Code by adding a new section 136(c)(4)(A)(i-v) to allow certain stairways that are a required second means of egress under the Building Code, as permitted obstructions in the rear yard. The California Building Code no longer allows fire escapes as a second means of egress in most cases. This proposed text amendment provides an exemption to meet the requirements of the Building Code. This ordinance also includes changes to Section 311 and 312 to require neighbor notification

Preliminary Recommendation: Recommend approval of the ordinance to the Board of Supervisors.

(Continued from Regular Meetings of April 22, 2004 and June 10, 2004)

(Proposed for Continuance to July 15, 2004)

for the addition of these stairways.

2004.0088C 5. (M. SNYDER: (415) 558-6891) 1042 MINNA STREET - north side between Layfayette and 11th Street, Lot 76 in Assessor's Block 3511 - Request for Conditional Use authorization under Planning Code Section 253 to construct three dwelling units that would be over 40-feet tall within an RH-3 District and 140-X Height and Bulk District. Conditional Use authorization is required for construction of any structure over 40-feet tall in a residential district. The subject site is within an RH-3 (House, Three-family) District and a 130-L Height and Bulk District.

Preliminary Recommendation: Approve with conditions (Proposed for Continuance to August 5, 2004)

2003.1164D (M. WOODS: (415) 558-6315) 6. 6725 CALIFORNIA STREET - south side between 29th and 30th Avenues, Lot 47 in Assessor's Block 1404 - Request for Discretionary Review of Building Permit Application No. 2003.03.13.9612 proposing to alter the existing two-story, single-family dwelling by raising the building approximately eight feet in order to create a new ground floor to contain a two-car garage, with a new dwelling unit behind, and expanding the building to the front, rear and sides. The subject property is located in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

(Continued from Regular Meeting of June 3, 2004)

NOTE: On January 22, 2004, following public testimony, the Commission closed the public hearing. The Commission expressed concerns that statements about preserving this structure or the essence of it are not reflected in the plans submitted. Item continued to March 25, 2004. Public hearing will remain open on any new information presented.

NOTE: On March 25, 2004, without a hearing, the Commission continued the matter to June 3, 2004. Public hearing remained open on any new information. NOTE: On June 3, 2004, without a hearing, the Commission continued the matter to June 24, 2004. Public hearing continue to remain open on any new information.

(Proposed for Continuance to August 5, 2004)

 2004.0399DD (G. CABREROS: (415) 558-6169) 2121-2123 LEAVENWORTH STREET - west side between Filbert and Greenwich Streets; Lot 002 in Assessor's Block 0094 - Requests for Discretionary Review of Building Permit Application No. 2003.08.28.3345, proposing to construct a new fifth floor and a five-story horizontal addition to the southern side of the existing four-story, two-unit building in an RH-3 (Residential, House, Three-family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

(Proposed for Continuance to September 9, 2004)

B. COMMISSIONERS' QUESTIONS AND MATTERS

8. Commission Comments/Questions

C. DIRECTOR'S REPORT

- 9. Director's Announcements
- 10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

- 11. 2004.0504T (J.P. SAMAHA: (415) 558-6602) COST RECOVERY FEES Consideration of an Ordinance to amend the Planning Code by adding Section 358 to impose a fee surcharge for projects in certain areas to recover the City's actual costs in developing an area plan, specific plan, or rezoning study or preparing a programmatic environmental document for that area; amending the San Francisco Administrative Code by adding Section 10.100-370 to establish a special fund to receive the cost recovery fees and other moneys and to fund the development of truture area plans, rezoning studies and programmatic environmental documents; and adopting Planning Code Section 302 findings; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. Preliminary Recommendation: Approval
- 12. 2003.1028F (J.A. KUGI FR: 558-5983) 3150 18TH STREET - Lots 002 and 012 of Assessor's Block 3573, northwestern corner of 18th Street and Treat Avenue - Appeal of Preliminary Negative Declaration for the proposed project would involve the demolition of a set of two-story light industrial office and warehouse buildings with six off-street parking spaces and construction of a fivestory building consisting of approximately 260 units of rental workshops for arts activities. light manufacturing, repair and small business services uses and a single caretaker's unit. The total floor area of the new building would be about 73,224 gsf. The second through fifth floors would be set back between approximately 12 and 16 feet over the 13-1/2 foot tall podium of the ground floor. The proposed building would be approximate by 50 feet tall. Pedestrian access would be provided from Treat Avenue while vehicular access would be provided from 18th Street to a ground level garage with 50 off-street parking spaces, a single loading space and six bicycle spaces. The project site is in an M-1 (Light Industrial) Zoning District, and a 50-X height and bulk district. It is also within the Eastern Neighborhoods study area.

Preliminary Recommendation: Uphold Preliminary Negative Declaration.

(Continued from Regular Meeting of May 13, 2004)

Preliminary Recommendation: Approve with conditions

- 14. 2003.0375C (M. SNYDER: (415) 575-6891) 274 BRANNAN STREET - Street, north side between 1st Street and 2nd Street, Lot 73 in Assessor's Block 3774 - Request for Conditional Use authorization under Planning Code Section 818.73 and 227(h) to install seven antennas on the rooftop and related backup equipment on the property, as a part of a wireless transmission network operated by Verizon Wireless. The site is within an SSO (Service / Secondary Office) District, a 50-X Height and Bulk District, and the South End Historic District. Pursuant to the WTS Facilities Guidelines, the project is a Preference 2 Location Site, a co-location site. Preliminary Recommendation: Approve with conditions
- 15. 2004.0438C (M. SNYDER: (415) 575-6891) 3231 MISSION STREET east side between Fair Avenue and Virginia Avenue, Lot 44 in Assessor's Block 5615 Request for Conditional Use authorization under Planning Code Section 781.5 to establish a small self-service restaurant (as defined by Planning Code Section 790.91) within the Mission Street Fast-Food Subdistrict. The restaurant is proposed to be called "Botana"; it would not fall under the definition of "formula retail" of Planning Code Section 703.3(b). The subject site is within the NC-3 (Neighborhood Commercial Moderate Scale) District, a 40-X Height and Bulk District and the Mission Street Fast-Food Subdistrict.
- 16. 2002.1255C (M. SMITH: (415) 558-6322) 2191 MARKET STREET south side between 15th and Sanchez Streets, Lot 137 in Assessor's Block 3558 Request for Conditional Use Authorization under Planning Code Section 721.83 by Verizon Wireless to install (3) antennas on the rooftop and associated equipment cabinets within the basement of a mixed-use building located in the Upper Market Street Neighborhood Commercial District and 50-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Limited Location Preference 6 site as it is a building within an Individual Neighborhood Commercial District (Upper Market).
 - Preliminary Recommendation: Approve with conditions
- 17. 2003.1099C (M. SMITH: (415) 558-6322) 1601-1611 NORIEGA STREET south side between 23rd and 24th Avenues, Lot 051 in Assessor's Block 2060 Request for Conditional Use Authorization under Planning Code Section 711.83 by Nextel to install three (3) antennas on the rooftop and associated equipment within the basement of a mixed-use building located in a NC-2 (Small-Scale Neighborhood Commercial District) and 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 5 site as it is a mixed-use building within a high-density (NC-2) district.
 Preliminary Recommendation: Approve with conditions

18a. 2004.0124DD (M. SMITH: (415) 558-6322) 554 VALLEY STREET - north side between Castro and Diamond Streets, Lot 018 in Assessor's Block 6611 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of residential demolition, of Demolition Permit Application No. 2003.06.06.6518, proposing to demolish the existing one-story single-family dwelling in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve demolition.

(Continued from Regular Meeting of May 27, 2004)

18b. 2004.0125DD (M. SMITH: (415) 558-6322) 556 VALLEY STREET (aka 554 VALLEY STREET) - north side between Castro and Diamond Streets, Lot 018 in Assessor's Block 6611 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.06.06.6520, proposing to subdivide the lot into two lots and construct a three-story over garage single-family dwelling on the proposed east lot, in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve with modifications.

(Continued from Regular Meeting of May 27, 2004)

18c. 2004.0126DD (M. SMITH: (415) 558-6322) 558 VALLEY STREET (aka 554 VALLEY STREET) - north side between Castro and Diamond Streets, Lot 018 in Assessor's Block 6611 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.06.06.652, proposing to subdivide the lot into two lots and construct a three-story over garage single-family dwelling on the proposed west lot, in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve with modifications. (Continued from Regular Meeting of May 27, 2004)

19. 2003.0741D (T. TAM: (415) 558-6325) 580 OAK PARK DRIVE - end of Oak Park Drive, a cul-de-sac, 450 feet from the corner of Devonshire Way and Oak Park Drive, located in the Forest Knolls Neighborhood, in a residential enclave between Mount Sutro and the Laguna Honda Reservoir, Lot 30 in Assessor's Block 2676 - Request for Discretionary Review for Building Permit Application No. 2002.12.04.2261, proposing to construct a new three-story-over-garage, single-family dwelling in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

(Continued from Regular Meeting of April 22, 2004)

Note: On March 11, 2004, the Commission heard a staff report and received public testimony. Following the Commission's deliberation, they continued this matter to April 1, 2004, instructing the project sponsor to meet with neighbors and directed the Director of Planning to report back to them on the soil conditions. Public Comment Remains Open. On April 1, 2004, this item was continued to April 22, 2004

Note: On April 22, 2004, the Commission continued the matter to June 24, 2004.

- 20. 2004.0299DDD (S. VELLVE: (415) 558-6263) 2011 9TM AVENUE west side between Pacheco St. and Mendoza Ave., Lot 001P in Assessor's Block 2129 Request for Discretionary Review of Building Permit Application 2003.07.31.0919, proposing to construct a one-story vertical addition to the existing one-story over ground/garage, single-family dwelling located in an RH-1 (House, One-Family) District and a 40-X Height/Bulk District.
 Preliminary Recommendation: Take Discretionary Review and approve with modifications.
- 21. 2004,0360DD (R. CRAWFORD: (415) 558-6358) 1422 45TH AVENUE - East side between Judah and Kirkham Streets. Assessor's Block 1807 Lot 026 - Request for Discretionary Review of Building Permit Application No. 2004,02.04,5540, to construct horizontal and vertical additions to the existing one family dwelling including new second and third floors in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk District.
 Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications
- 22. 2004.0460DDD (G. CABREROS: (415) 558-6169) 1158 HAIGHT STREET - north side between Baker and Lyon Streets; Lot 012 in Assessor's Block 1235 - Requests for Discretionary Review of Building Permit Application No. 2003.11.26.1230, proposing to construct a new fourth floor and rear egress stairs to an existing three-story, four-unit building in an RH-3 (Residential, House, Three-family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project

E. PUBLIC COMMENT

as submitted.

At his time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing

SAN FRANCISCO PLANNING COMMISSION Notice of Meeting

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Calendar

Commission Chambers - Room City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, July 1, 2004 U6-28-04A1U:45 REVD

1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfqov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67.A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbylst Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.stgov.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street, Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 5454-7724, by fax at (1415) 545-7854 or by E-mail at Donna Hall@Sigoo.vrg.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission Pre

Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Michael J. Antonini: Kevin Hughes: William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

2004.0370C
 GG. NELSON: (415) 558-6257) 3640 BALBOA STREET - north side between 37th and 38th Avenues; Lot 005F in Assessor's Block 1580 - Request for Conditional Use authorization pursuant to Section 161(f) of the Planning Code to allow the construction of two dwelling units without off-street parking. The proposal is to create a second story within an existing 20-foot tall commercial structure and to add two additional floors to the building, resulting in an approximately 40-foot tall, four-story building. The two top floors will each contain a dwelling unit. The newly created commercial floor will be approximately 1500 square feet and will be considered a Business or Professional Service use per Section 711.53 of the Code. The subject property is within an NC-2 (Small Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions (Proposed for Continuance to July 15, 2004)

- 2004.0251C (S. VELLVE: (415) 558-6263)
 2298 MARKET STREET north side between Noe and Sanchez Streets, Lot 015 in Assessor's Block 3560 Request for Conditional Use Authorization pursuant to the following sections of the Planning Code: 721.41 to establish a bar; 721.48 to provide other entertainment; 721.27 for extended hours within the Upper Market Neighborhood Commercial District and a 40-X Height and Bulk District.
 (Proposed for Continuance to July 22. 2004)
 - 2003.1243EZXC (A. LIGHT (415) 558-6254) 418-420 JESSIE STREET - north side between 5th and Mint Streets, Lot 6, in Assessor's Block 3704 -- Request for 1) adoption of California Environmental Quality Act (CEQA) findings related to Mitigated Negative Declaration; 2) a Zoning Map Amendment to change the zoning of the site from a "P" (Public) Zoning District to a C-3-G (Downtown, General) Zoning District: 3) a Determination of Compliance under Section 309 of the Planning Code with exceptions: and 4) a Conditional Use authorization to permit non-accessory parking. The project lies within a P (Public) Zoning District, and within a 90-X Height and Bulk District. The proposed project is to rehabilitate the subject property (part of the historic Hale Brothers Department Store National Register of Historic Places site and formerly a San Francisco Fire Department firehouse) by seismically upgrading the building's structural system, and repairing/restoring/rehabilitating the historic façade. The use of the existing building would be converted from warehouse space on the upper levels and the former firehouse use on the lower two levels to approximately 25 residential units with ground floor retail (accessed from Jessie Street) and parking (accessed from Stevenson Street). Open Space would be provided by a combination of private balconies (located on a side facade) and a common roof terrace. The project would also include a vertical addition to the rear portion of the non-historic 1950s horizontal fire station addition to the east of the historic portion of the structure. This vertical addition would rise three levels above the

3.

rooftop of the existing non-historic horizontal addition, and would not be significantly visible from the front Jessie Street facade. (Proposed for continuance to August 5, 2004)

4a.

2004.0032D (J. PURVIS: (415) 558-6354) 43 HAMILTON STREET - east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2002.10.17.9296 proposing the demolition of a one-story, single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District Preliminary Recommendation: Do not take Discretionary Review and approve demolition.

(Continued fro Regular Meeting of May 27, 2004)

(Proposed for Indefinite Continuance)

4h 2004 0033D

(J. PURVIS: (415) 558-6354) 43 HAMILTON STREET - east side south of Silver Avenue: Lot 007 in Assessor's Block 5919 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2002.10.17.9298 proposing the construction of a two-story single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District

Preliminary Recommendation: Do not take Discretionary Review and approve new construction.

(Continued from Regular Meeting of May 27, 2004)

(Proposed for Indefinite Continuance)

5a. 2003.1061D

(J. PURVIS: (415) 558-6354) 133 ST. MARY'S AVENUE - south side, west of Mission Street; Lot 031 in Assessor's Block 6722 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2003.07.22.0097 proposing the demolition of a fire-damaged one-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

(Continued from Regular Meeting of May 20, 2004)

(Proposed for Indefinite Continuance)

5b. 2004 0104D (J. PURVIS: (415) 558-6354) 133 ST. MARY'S AVENUE - south side, west of Mission Street; Lot 031 in Assessor's Block 6722 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2003.07.22.0093 proposing the construction of a three-story, twofamily dwelling in an RH-2 (Residential, House, Two-Family) Use District, a 40-X Height and Bulk District

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

(Continued from Regular Meeting of May 20, 2004) (Proposed for Indefinite Continuance)

COMMISSIONERS' QUESTIONS AND MATTERS

Commission Comments/Questions 6.

C. DIRECTOR'S REPORT

- Director's Announcements
- 8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

9. 2003.1208C (M. SNYDER: (415) 575-6891) 2601 MISSION STREET - southeast corner at 22nd Street, Lot 69 in Assessor's Block 3637 - Request for Conditional Use authorization under Planning Code Sections 712.83 and 790.80 to replace nine antennas that are now on the southern and western walls at the roofline with nine antennas that would be located on the middle portions of western, southern, and eastern walls approximately 77-feet above grade. These antennas are part of an existing Wireless Telecommunications Services facility operated by AT&Wireless. The site is within an NC-3 (Neighborhood Commercial, Moderate-Scale) District and a 50-X / 65-B Height and Bulk District. Pursuant to the WTS Facilities Guidelines, the project is a Preference 2 Location Site, an existing site on which a legal wireless telecommunications facility is currently located.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of June 3, 2004)

NOTE: On April 15, 2004, following public testimony, the Commission closed public hearing and continued the matter to June 3, 2004, instructing the Project Sponsor to provide better coverage maps. The vote was +5 -0. Commissioners Feldstein and Hughes were absent.

NOTE: On June 3, 2004, the Commission continued the matter to July 1, 2004.

10. 2003.1099C (M. SMITH: (415) 558-6322) 1601-1611 NORIEGA STREET - south side between 23rd and 24th Avenues, Lot 051 in Assessor's Block 2060 - Request for Conditional Use Authorization under Planning Code Section 711.83 by Nextel to install three (3) antennas on the rooftop and associated equipment within the basement of a mixed-use building located in a NC-2 (Small-Scale Neighborhood Commercial District) and 40-X Height and Bulk District. Per He- City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 5 site as it is a mixed-use building within a high-density (NC-2) district.

Preliminary Recommendation: Approve with conditions

(Continued from Regular Meeting of June 24, 2004)

NOTE: On June 24, 2004, following public testimony, the Commission closed the public hearing and passed a motion of intent to disapprove by a vote +4 -1. Commissioner Antonini voted no. Final Language July 1, 2004.

D. REGULAR CALENDAR

11a. 2003.0304CV 829 FOLSOM STREET - south side between 4th and 5th Streets, a through lot to Stipley Street; Lot 091 in Assessor's Block 3752 - Request for Conditional Use authorization under Planning Code Sections 207.5, 263.11, 271, and 157 to construct a nine-story, mixed-use building with up to 69 dwelling units at a density of one unit per 147 square feet of lot area under Section 207.5, to construct an 85-foot-tall building (with a 16-foot-building). tall mechanical penthouse) in the 40-X/85-B Height and Bulk District under Section 263.11, to exceed the bulk limits at the 50-foot height by 60 feet in length and 54 feet diagonally (by 48 feet in length and 42 feet diagonally at the 65-foot height) under Section 271; and to provide parking exceeding accessory amounts (with up to 62 spaces for project residents) under Section 157. On the ground floor, garage access would be provided at Shipley Street, and up to 5,000 gross square feet of retail space would be provided with access from Folsom Street. The proposed project would also require a rear yard modification and a variance from dwelling unit exposure requirements. The site is within an RSD (Residential/Service) South of Market Mixed-Use District, and a 40-X/85-B Height and Bulk District.

Preliminary Recommendation: Approval with modifications and conditions

(Continued from Regular Meeting of May 27, 2004)

NOTE: On May 27, 2004, the Commission passed a motion of intent to approve by a vote +5 -1. Commissioner S. Lee voted no. Final Language July 1, 2004. Public testimony remains open on any new information.

11b. 2003.0304CV (J. PURVIS: (415) 558-6354) 829 FOLSOM STREET - south side between 4th and 5th Streets, a through lot to Shipley Street; Lot 091 in Assessor's Block 3752 - Requests for Variances. The proposal is to construct a nine-story, mixed-use building with up to 69 dwelling units, up to 5,000 gross square feet of ground floor commercial space and a 62-space parking garage. A rear yard modification is sought under Section 134(e) to provide rear yard open space within an inner court and on a 7th floor setback of 10-15 feet along Shipley Street. A variance is sought from dwelling unit exposure requirements, as the horizontal dimensions of the inner court do not meet the requirements for an open area as defined under Section 140(a)(2) for dwelling unit exposure, and 27 of the 70 units have no exposure other than this inner court. The site is within an RSD (Residential/Service) Mixed-Use District, and a

(Continued from Regular Meeting of May 27, 2004)

40-X/85-B Height and Bulk District.

NOTE: On May 27, 2004, Zoning Administrator has left the public hearing open and continued the item to July 1, 2004.

- 12. 2004.0292C (M. WOODS: (415) 558-6315) 301 CLEMENT STREET southwest corner of Clement Street and '4th Avenue; Lot 1 in Assessor's Block 1436 Request for Conditional Use authorization under Sections 186.1(a), 186.1(b), 303, 716.26 and 716.49 of the Planning Code to allow the expansion of a non-conforming financial service use, the Washington Mutual Bank, into an adjacent vacant retail space on the ground floor and the installation of a new Automated Teller Machine (ATM) at the sidewalk of 301 Clement Street, in the Inner Clement Street Neighborhood Commercial District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with conditions
- 13a. 2002.1036ECV 651 - 655 GEARY STREET - south side between Jones and Leavenworth Streets, Lot 20 in Assessor's Block 318, in an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District Number One, and in an 80-130-T Height and Bulk District - Consideration of findings related to the Final Mitigated Negative Declaration ("FMND") of Environmental Impact prepared for the demolition of an existing two-story building and its replacement with a 13-story building containing up to 41 dwelling units, office, career training and retail space without offstreet parking, and adopting the FMND, the mandatory mitigation measures contained therein, and a "Mitigation Monitoring Program".

- 13b. 2002.0460ECV (J. MILLER: (415) 558-6344) 651 655 GEARY STREET south side between Jones and Leavenworth Streets, Lot 20 in Assessor's Block 318, in an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District Number One, and in an 80-130-T Height and Bulk District Request for authorization of a Conditional Use for height over 40 feet in an "F" District, non-residential space above the ground story in an "RC" District, and no residential-serving off-street parking (when up to ten spaces would be required), in conjunction with construction of a new, 13-story building containing approximately 41 dwelling units, approximately 16,467 gross square feet ("gsf") of training space on the first two floors and in the basement for the Career Resources Development Center ("CRDC") and approximately 1,500 gsf of ground-floor retail space. Prelliminary Recommendation: Approval with conditions (Continued from Regular Meeting of June 17, 2004)
- 13c. 2002.1036CV (J. MILLER: (415) 558-6344) 651 655 GEARY STREET south side between Jones and Leavenworth Streets, Lot 20 in Assessor's Block 318, in an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District Number One, and in an 80-130-T Height and Bulk District Off-street parking Variance sought in conjunction with the construction of a new, 13-story building containing approximately 41 dwelling units, approximately 16,467 gross square feet ("gsf") of training space on the first two floors and in the basement for the Career Resources Development Center ("CRDC") and approximately 1,500 gsf of ground-floor retail space with no commercial-serving off-street parking provided (when up to 30 spaces would be required).
- 14. 2003.0313C

 2243-2247 MARKET STREET south side between Noe and Sanchez Street, Lot 19 in Assessor's Block 3559 Request for Conditional Use authorization under Planning Code Sections 721.48 to allow the establishment of a live D.J. entertainment use ("Other Entertainment" as defined by Section 790.38) in an existing bar and restaurant that will be operated under the name Lime (formally known as Lalo's). The subject property is located in the Upper Market Neighborhood Commercial District in a 50-X Height and Bulk District.
 Preliminary Recommendation: Approval with conditions
- 15. 2004.0348C (A. LIGHT: (415) 558-6254) 520 COLUMBUS AVENUE - north side between Stockton and Green Streets, Lot 4, in Assessor's Block 117 - Request for a Conditional Use authorization to operate a small "self-service restaurant" (ice cream parlor). The project lies within the North Beach Neighborhood Commercial Zoning District, and within a 40-X Height and Bulk District. This proposal is to reopen "Ben & Jerry's" ice cream parlor at 520 Columbus Avenue. which is across the street from its former location at 543 Columbus Avenue. The proposed ice cream parlor, which is classified as a small self-service restaurant under the provisions of Article 7 of the Planning Code, will occupy an existing, approximately 850 square-foot retail space formerly occupied by a mobile phone retail store. "Ben & Jerry's" will serve ready-to-eat ice cream deserts. Although the majority of the ice cream consumption is anticipated to take place off-site, the proposed ice cream parlor will provide five tables and ten seats to be utilized by patrons of the store. No exterior changes, other than signage, are proposed. Per Section 722.44 of the Planning Code, a Conditional Use authorization is required for small self-service restaurants in the North Beach Neighborhood Commercial District. Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of June 17, 2004)

16. 2002.1303C

(M. SNYDER: (415) 558-6891)

1275 – 1301 INDIANA STREET - (AKA 1280 Minnesota Street) - a through lot facing both Indiana Street and Minnesota Street between 23rd and 25th Streets, Lot 10 in Assessor's Block 4228 - Request for Conditional Use authorization under Planning Code Sections 215(c) and 304 for a Planned Unit Development consisting of up to 71 dwelling units, up to 153 off-street parking spaces, approximately 18,500 square feet of Production, Distribution, and Repair (PDR) use, and approximately 5,000 square feet of retail use, within an M-2 (Heavy Industrial) District. Exceptions to the Planning Code for rear yard configuration (as regulated by Planning Code Section 134), density (as regulated by Planning Code Section 102,12) are being proposed as part of the Planned Unit Development. The site is within an M-2 (Heavy Industrial) District, a 50-X Height and Bulk District, and an Industrial Protection Zone as designated in Planning Commission Resolution 16202.

5:30 P.M

17.

(M. CHION: (415) 558-6314)

RE-OPEN CONSIDERATION OF ADOPTION OF INTERIM RULES FOR THE MISSION IN THE EASTERN NEIGHBORHOODS: (generally bounded by Potero Avenue, Cesar Chavez, Guerrero, and Division Streets). Public hearing on consideration of adoption of interim policies or a resolution of intent to adopt interim zoning controls that would establish areas for Housing and Mixed Use, PDR, and Housing/PDR in the Mission. The Housing and Mixed Use zoning overlay will encourage residential development; the PDR zoning overlay will primarily support production, distribution and repair activities; and the Housing/PDR zoning overlay will promote a mix of residential and other uses while preserving existing PDR space. The initiation of interim zoning controls would require the adoption of a resolution of intent to initiate that will enable the publication of a formal notice for a future public hearing at which hearing the Planning Commission would consider the adoption of interim controls.

NOTE: On March 25, 2004, Commission President Bradford Bell re-opened the consideration of interim rules for the Mission area of the Eastern Neighborhoods. NOTE: On June 3, 2004, without a hearing, the Commission continued the matter to July 1, 2004.

G PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be alforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

<u>PLEASE NOTE</u>: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

DOCUMENTS DEPT.

Calendar

Commission Chambers - Room City Hall, 1 Dr. Carlton B. Goodlett Place

JUL 12 2004 SAN FRANCISCO PUBLIC LIBRARY

Thursday, July 15, 2004 1:30 PM

7/15/04

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Kevin Hudhes; William L. Lee; Christina Olaque

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Vednesday (e)glid days) prior to the received by the received by 1:00 and 1:00 pm set of the prior to the received by 1:100 pm set of the rec

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in within correspondence delivered to the Planning Commission, at or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing, Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to Influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.stopo.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J. K. L. M. and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna. Hall@s/gov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM	
1:30 PM	

BOLL CALL:

Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

2003.0363CD
 GC. CABREROS: (415) 558-6169)

 2626 BALBOA STREET - north side between 27th and 28th Avenues; Lot 011A in Assessor's Block 1570 - Request for Conditional Use Authorization pursuant to Planning Code Section 209.1 to allow up to one dwelling unit per 1,500 square feet of lot

Planning Code Section 209.1 to allow up to one dwelling unit per 1,500 square feet of lot area, resulting in three dwelling units on a 5,000 square-foot lot in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The project is also subject to a mandatory Discretionary Review hearing per the Planning Commission's Residential Demolition Policy.

Preliminary Recommendation: Approval with Conditions

(Proposed for Continuance to August 5, 2004)

2a. 2003.0363CD (G. CABREROS: (415) 558-6169) <u>2626 BALBOA STREET</u> - north side between 27th and 28th Avenues; Lot 011A in Assessor's Block 1570 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of residential demolitions, of Building Permit Application No. 2003.10.06.6594 proposing to demolish a one-story, four-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve demolition.

(Proposed for Continuance to August 5, 2004)

2b. 2003.1283CD (G. CABREROS: (415) 558-6169) 2626 BALBOA STREET - north side between 27th and 28th Avenues; Lot 0114 in Assessor's Block 1570 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential buildings in association with residential demolitions, of Building Permit Application No. 2003.10.06.6596 proposing to construct a four-story, three-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.

(Proposed for Continuance to August 5, 2004)

3. 2003.1110T (C. NIKITAS:(415) 558-6306)
REQUIRED SECOND MEANS OF EGRESS - Ordinance Amending the San Francisco
Planning Code to Allow a Required Second Means of Egress Adoption of an ordinance
amending the San Francisco Planning Code by adding a new section 136(c)(4)(A)(i-v)
to allow certain stairways that are a required second means of egress under the Building
Code, as permitted obstructions in the rear yard. The California Building Code no longer
allows fire escapes as a second means of egress in most cases. This proposed text
amendment provides an exemption to meet the requirements of the Building Code. This
ordinance also includes changes to Section 311 and 312 to require neighbor notification
for the addition of these stairways.

Preliminary Recommendation: Recommend approval of the ordinance to the Board of Supervisors.

(Continued from Regular Meeting of June 24, 2004) (Proposed for Continuance to September 23, 2004)

4. 2003.1109D (E. TOPE: (415) 558-6316) 2226 CALIFORNIA STREET - north side between Buchanan and Webster Streets; Lot 007 in Assessor's Block 0637 - Request for Discretionary Review of Building Permit Application No. 9919696, proposing to construct a four-car garage in the basement of, and construct a two story rear addition, including a roof deck at the third floor level, to a three story over basement, existing three-unit building located in an RH-2 (Residential, House. Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the application.

(Continued from Regular Meeting of May 6, 2004)

(Proposed for Indefinite Continuance)

5. 2003.0607C 306 RANDOLPH STREET - north side of Randolph Street, between Ramsell and Victoria Streets, Lots 51 and 56 in Assessor's Block 7088 - Request for Conditional Use authorization pursuant to Planning Code Sections 209.3(c), 710.11, and 710.21 to establish an institutional use (residential care facility for up to 56 persons) in an existing two-story commercial building currently owned and occupied by the Yeo Lai Sah Buddhist Temple. The project will also include a lot line adjustment between Lots 51 and 56. The property is located in NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions.

WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

- Consideration of Adoption Draft Minutes of June 17, 2004.
- Commission Comments/Questions

C. DIRECTOR'S REPORT

- 8. Director's Announcements
- 9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. CONSENT CALENDAR

10. 2004.0555U (M. LUELLEN: (415) 558-6478) 801 MISSION STREET-south side between 4th and 5th Street, Lot 3724 in Assessor's Block 067. Request to erect business signs on the ground floor of the 5th and Mission Streets City-owned public parking garage under Sign Permit Number 2004.04.19.1614. The proposal is to legalize an already erected single faced illuminated wall sign that measures 11'0" 10'1"on the ground floor of the parking garage's Mission Street façade. Two single faced illuminated cabinet signs measuring 2'0" x 4'6" have been placed in the storefront window. Planning Code Section 605 requires that the Planning Commission approve or disapprove all applications for permits to erect business signs in P (Public) Districts. The property is located in a P (Public) District, and a 90X/340-I Height and Bulk

Preliminary Recommendation: Approval

E. REGULAR CALENDAR

2004.0538T (J. P. SAMAHA: (415) 558-6602) 11 PLANNING CODE SECTION 312 AMENDMENTS - Consideration of an Ordinance amending the San Francisco Planning Code Section 312 to delete the requirement that changes of use per the use categories of Article 7, and changes of use to a retail coffee stores, as defined in the Planning Code Section 790.102(n), or to a pharmaceutical and personal toiletries use, as defined in Planning Code Section 790.102(c), or the addition of a prescriptive drug service where none previously existed within 3 years of an application for an addition, be subject to the notification and review procedures of Section 312; to add the requirement that changes of use to a formula retail use be subject to the notification and review procedures of Section 312; to add the requirement that building permit applications for a change of use to a bar, liquor store. walkup facility, full service restaurant, large fast food restaurant, small self-service restaurant, massage establishment, outdoor activity, or adult or other entertainment use, receive review for compliance with Neighborhood Commercial Design Guidelines and have a notice posted on-site for a 15 calendar day period during which the permit will be held pending any request for discretionary review before the Planning Commission; to add the requirement that the Planning Department make available and update every six months it list of neighborhood organizations with interests in specific properties or area: to make findings of consistency with the priority polices of Planning Code Section 101.1 and the General Plan.

Preliminary Recommendation: Adopt the resolution, recommending to the Board of Supervisors to approve the proposed ordinance.

- 12. 2004.0424D (K. MCGEE: (415) 558-6367) 331 GIRARD STREET - east side Girard Street between Bacon and Burrows Streets, Lot 7B in Assessor's Block 5982 - Request for Discretionary Review for Building Permit Application No. 2003.12.01.1345, proposing to add a second dwelling unit to the existing one unit building. The proposal also includes a third story vertical addition to the existing two-story, single-family dwelling. The property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
- 13b. 2003.1226DV (K. MCGEE: (415) 558-6367) 266-270 14TH STREET north side of 14th Street, between Mission and South Van Ness Streets, Lot 20 in Assessor's Block 3531- Request for an Off-Street Parking Variance proposing to change the use of the building from a live/work use to an assembly and entertainment use without providing the required parking spaces. The property is located in a C-M (Heavy Commercial) Zoning District, in a 40-X Height and Bulk District, and in the Housing/Mixed Use area of the Eastern Neighborhoods.

14. 2003.1285D (T. TAM: (415) 558-6325) 3340 BAKER STREET - east side between North Point and Bay Streets, Lot 25 in Assessor's Block 0923 - Request for Discretionary Review for Building Permit Application No. 2003.08.04.1168s, proposing to construct a new three-story rear horizontal extension with a new roof deck on top to an existing three-story, single-family dwelling. The property is located in the RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

(Continued from Regular Meeting of June 3, 2004)

15a. 2004.0621D (J. PURVIS: (415) 558-6354) 1907 MISSION STREET – east side, south of 15TH Street; tot 28 in Assessor's Block 3553 - Planning Commission initiated Discretionary Review of Demolition Permit Application No. 2004.01.28.5109, proposing the demolition of a one-story, PDR building formerly occupied by Spencer's Car Radio, in an NC-3 (Moderate-Scale Neighborhood Commercial) Use District, a 80-8 Height and Bulk District and within the Eastern Neighborhoods Housing/Mixed-Use Overlay District.

Preliminary Recommendation: Do not take DR and approve the demolition permit.

15b. 2004.0622D (J. PURVIS: (415) 558-6354) 1911 MISSION STREET – east side, south of 15TH Street; Lot 27 in Assessor's Block 3553 – Planning Commission initiated Discretionary Review of Demolition Permit Application No. 2004.02.10.6032, proposing the demolition of a one-story garage formerly used by Spencer's Car Radio, in an NC-3 (Moderate-Scale Neighborhood Commercial) Use District, a 80-B Height and Bulk District and within the Eastern Neighborhoods Housing/Mixed-Use Overlay District.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit.

15c. 2004.0623D (J. PURVIS: (415) 558-6354) 1581 15th STREET – south side, between Mission and Capp Streets; Lots 30 in Assessor's Block 3553 – Planning Commission initiated Discretionary Review of Demolition Permit Application No. 2004.02.10.6037, proposing the demolition of a onestory, PDR building occupied by the R.B. Roofing Company, in an NC-3 (Moderate-Scale Neighborhood Commercial) Use District, a 80-B Height and Bulk District and within the Eastern Neighborhoods Housing/Mixed-Use Overlav District.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit.

15d. 2003.1015D (J. PURNIS: (415) 558-6354) 1905 MISSION STREET - east side, south of 15TH Street; Lots 27, 28, 29, and 30 in Assessor's Block 3553 - Planning Commission initiated Discretionary Review of Building Permit Application No. 2004.01.28.5107, proposing the construction of a five-story, mixed-use building in an NC-3 (Moderate-Scale Neighborhood Commercial) Use District, a 80-B Height and Bulk District and within the Eastern Neighborhoods Housing/Mixed-Use Overlay District.

Preliminary Recommendation: Do not take Discretionary Review and approve the building permit.

16. 2003.1196D (T. WANG: (415) 558-6335) 3871 19¹⁷ STREET - south side between Church and Sanchez Streets; Lot 096 in Assessor's Block 3600 - Request of Discretionary Review of Building Permit Application No. 2003.08.21.2760 to replace a roof hatch and two skylights with a stair penthouse for rooftop access, at the existing four-story over garage, two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and disapprove the project as submitted.

- 17. 2004,0065D (G. NELSON: (415) 558-6257) 2131 DIVISADERO STREET west side between Clay and Sacramento Streets, Lot 004 in Assessor's Block 1004 Request for Discretionary Review of Building Permit Application No. 2003.01.24.5926, proposing to modify and raise the roof over the front portion of a single-family dwelling by approximately four feet by changing the compound roof to a hipped roof and adding a domer window. The property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
- 18. 2004,0370C (G. NELSON: (415) 558-6257)

 3640 BALBOA STREET north side between 37th and 38th Avenues; Lot 005F in Assessor's Block 1580 Request for Conditional Use authorization pursuant to Section 161(i) of the Planning Code to allow the construction of two dwelling units without off-street parking. The proposal is to enlarge a mezzanine story within an existing 20-loot tall commercial structure and to add two additional floors to the building, resulting in an approximately 40-foot tall, four-story building. The two top floors will each contain a dwelling unit. The reconfigured second floor will contain residential space ancillary to a dwelling unit above, and commercial/storage space associated with the restaurant below (considered a Business or Professional Service use per Section 711.53 of the Code). The subject property is within an NC-2 (Small Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions. (Continued from Regular Meeting of July 1, 2004)

- 19. 2004.0381C (S. VELLVE: (415) 558-6263) <u>2. SANCHEZ STREET</u> - west side between Duboce and 14th Streets; Lot 001 in Assessor's Block 3538, Request for Conditional Use Authorization pursuant to Sections 721.42 and 186 of the Planning Code to change the use of an existing Grocery/Liquor Store (Cooper's Gourmet) to a Full-Service Restaurant (Cooper's Gourmet) within ¼ mile of the Upper Market Neighborhood Commercial District and a RH-3 (Residential, House, Three Family) and 40-X Height and Bulk District. Preliminary Recommendation: Approval with conditions.
- 20. 2003.1252C (G. CABREROS: (415) 558-6169) 498 FUNSTON AVENUE - northeast comer of Funston Avenue and Anza Street, Lot 018 in Assessor's Block 1532 - Request for Conditional Use Authorization pursuant to Planning Code Sections 178, 209.3(j) and 303 to allow the expansion and intensification of an existing religious institution, (San Francisco Bible Church). The project proposes vertical and horizontal additions to provide an elevator and additional classroom and office space, adding approximately 630 square feet to the two-story over basement church. The property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
- 2003.0313C (D. SIROIS: (415) 558-6313)
 2243-2247 MARKET STREET south side between Noe and Sanchez Street, Lot 19 in Assessor's Block 3559 - Request for Conditional Use authorization under Planning Code Sections 721.48 to allow the establishment of a live D.J. entertainment use ("Other

Entertainment* as defined by Section 790.38) in an existing bar and restaurant that will be operated under the name Lime (formally known as Lalo's). The subject property is located in the Upper Market Neighborhood Commercial District in a 50-X Height and Bulk District

Preliminary Recommendation: Approval with conditions.

(Continued from Regular Meeting of July 1, 2004)

22 2003 0735C

(E. TOPE: (415) 558-6316) 459-495 9TH AVENUE - west side between Geary Boulevard and Anza Street, Lots 10B, 016 and 049 in Assessor's Block 1535, and 462 AND 466 10TH AVENUE, east side between Geary Boulevard and Anza Street, Lots 028 and 029 in Assessor's Block 1535: Request for Conditional Use Authorization pursuant to Planning Code Sections 178. 209.3. 303 and 304 to expand a secondary school (Zion Lutheran Church School) in a residential district. The project requires Conditional Use Authorization because it proposes: (1) the construction of an approximately 16,735 square foot, 3-story over basement addition to the existing school building on 9th Avenue (following the demolition of a building containing two dwelling units (459 9th Avenue) as well as alterations to 462 10th Avenue which would convert it from classroom use to two dwelling units, and alterations to 466 10th Avenue which would add a second dwelling unit and a new partial third floor; (2) the modification of a prior Conditional Use Authorization granted in 1982 (Case No. 82,350C); and (3) it proposes to develop a project site of over 1/2 acre (also called a Planned Unit Development, or PUD), which would allow modifications to the standard Planning Code requirements such as rear yard and open space. With the proposed project, the Zion Lutheran Church School does not plan to increase the allowed student enrollment (225) nor the allowed number of employees (15), per Conditional Use Authorization granted in 1982 (Case No. 82.350C). The new addition to the school building will contain classrooms, science labs, a multi-purpose room, kitchen, restrooms, offices, and a play vard on the rooftop. Nine weekday and twelve weekend off-street parking spaces will be provided in the rear yard behind 462 and 466 10th Avenue. Preliminary Recommendation: Approval with conditions.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

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Adjournment:

PLEASE NOTE:

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

DOCUMENTS DEPT.

&

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, July 22, 2004 1:30 PM

Regular Meeting

JUL 1 9 2004

SAN FRANCISCO PUBLIC LIBRARY

07-19-04P03125 521U

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

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1660 MISSION STREET, 5TH FLOOR RECEPTION

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Pursuant to Government Code Section 65009, if you challenge, in count, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of az oning ordinance, (3) the adoption or amendment of an attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (6) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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- 2) Planning Department Case Report
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1:30 PM

BOLL CALL: Commission President:

Commission Vice-President: Sue Lee

Shelley Bradford Bell Commissioners: Michael J. Antonini: Kevin Hughes: William L. Lee:

Christina Olaque

CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE Δ.

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

2004.0365DD 1. (G. CABREROS: (415) 558-6169) 850 45TH AVENUE - east side between Cabrillo and Fulton Streets; Lot 024 in Assessor's Block 1687 - Requests for Discretionary Review of Building Permit Application No. 2003.08.22.2792 proposing to add a second dwelling unit, add two floors and a horizontal addition to the rear of the existing single-family residence resulting in a fourstory, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve with modifications.

(Continued from Regular Meeting of June 10, 2004) (Proposed for Continuance to August 5, 2004)

2a. 2001.0249CV (K. AMDUR: (415) 558-6351) 605 KEARNY STREET - west side between Sacramento and Commercial Streets, Lot 7 in Assessor's Block 226 - Request for a Conditional Use authorization for a building exceeding 35 feet in height in the Chinatown Community Business (CCB) Zoning District and a 50-N Height and Bulk District. The proposal is to add one four-story dwelling unit to an existing one-story commercial building on a small, approximately 700 square foot, 29.5-foot deep lot. The commercial unit on the ground floor would remain. The building would be 50 feet in height with the proposed addition. The addition, like the existing commercial building, would cover the entire small site. No parking would be provided. Both a parking and a rear yard/site coverage variance would be required and will be considered by the Zoning Administrator at the same hearing as the Conditional Use authorization. Required open space would be provided on a rooftop terrace.

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of June 17, 2004) (Proposed for Continuance to September 9, 2004)

2h. 2001.0249CV (K. AMDUR: 558-6351) 605 KEARNY STREET - west side between Sacramento and Commercial Streets, Lot 7 in Assessor's Block 226 - Request for a Variance for rear yard/site coverage and parking for a building in the Chinatown Community Business (CCB) Zoning District and a 50-N Height and Bulk District. The proposal is to add one four-story dwelling unit to an existing one-story commercial building on a small, approximately 700 square foot, 29.5foot deep lot. The commercial unit on the ground floor would remain. The building would be 50 feet in height with the proposed addition. The addition, like the existing commercial building, would cover the entire small site, and no parking would be provided. Required open space would be provided on a rooftop terrace. Conditional use authorization is also required for a building in the CCB to exceed 35 feet in height.

(Continued from Regular Meeting of June 17, 2004) Proposed for Continuance to September 9, 2004) 3. 2004.0338DDD (D. DIBARTOLO: (415) 558-6291) 755 22ND AVENUE - west side between Cabrillo and Fulton Streets: Lot 014 in Assessor's Block 1665 - Requests for Discretionary Review of Building Permit Application No. 2003.09.29.6087S, proposing to construct a two-story horizontal extension at the rear of the existing three-story single family dwelling unit. The rear addition would extend the full lot width and would increase the structure's depth by approximately 6 feet into the rear yard in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: pending (Proposed for Continuance to September 2, 2004)

4. 2004.0251C (S. VELLVE: (415) 558-6263) 2298 MARKET STREET - north side between Noe and Sanchez Streets, Lot 015 in Assessor's Block 3560 - Request for Conditional Use Authorization pursuant to the following sections of the Planning Code: 721.41 to establish a bar; 721.48 to provide other entertainment; 721.27 for extended hours within the Upper Market Neighborhood Commercial District and a 40-X Height and Bulk District. Preliminary Recommendation: Pending

(Continued from Regular Meeting of July 1, 2004)
(Proposed for Continuance to September 23, 2004)

5. 2003.1177C 2301 FILLMORE STREET - northwest corner at Clay Street, Lot 004 in Assessor's Block 0611 - Request for Conditional Use Authorization pursuant to Planning Code Sections 718.48 and 790.38, to allow amplified music and to extend the hours during which entertainment is allowed in a nonconforming bar and full-service restaurant (occupied by Leticia's Restaurant) in the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District. Planning Commission Motion No. 13781, adopted on November 17, 1994, limited entertainment at this location to non-amplified music and restricted the hours during which entertainment is allowed. Preliminary Recommendation: Pending

(Continued from Regular Meeting of June 10, 2004) PROJECT APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

- Consideration of Adoption Draft Minutes of June 24, 2004
 - . Commission Comments/Questions

C. DIRECTOR'S REPORT

- 8 Director's Announcements
- 9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

 entertainment, open after hours (between 2:00 and 6:00 A.M.) also requiring a Variance for off-street parking and usable open space for an upper-floor group-housing use. Preliminary Recommendation: Approval with Conditions

- 10b. 2002.0130CY (J. MILLER: (415) 558-6344) 1353 1355 BUSH STREET south side between Larkin and Polk Streets, with additional frontage on Fern Street, Lot 13 in Assessor's Block 669, in the Polk Street Neighborhood Commercial District ("NCD") and a 65-A Height and Bulk District Off-Street Parking and Usable Open Space Variances sought in conjunction with the conversion of existing tourist hotel rooms to group housing (residential hotel rooms) and for a Full-service Restaurant and Bar and music training facility ("Music City") with no off-street parking and no outdoor open area.
- 10c. 2002.0129C <u>835 HYDE STREET</u> - west side between Bush and Sutter Streets, Lot 3 in Assessor's Block 279, in an RC-4 (Residential Commercial Combined, High Density) District and a 130-E Height and Bulk District - Request for authorization of a Conditional Use for a Tourist Hotel (conversion of 31 "residential" hotel rooms, being consolidated at another location, to "tourist" mooms) with no off-street parking. Preliminary Recommendation: Approval with Conditions
- 11. 2004.0421C

 (R. CRAWFORD: (415) 558-6358)
 4001 JUDAH STREET at 45th Avenue, Assessor's Block 1808 Lot 001. Request for
 Conditional Use Authorization under, Planning Code Sections 710.44 for
 establishment of a Small Self Service Restaurant (Feel Real Vegan Café). The Project
 will occupy the existing 800 square foot building in an NC-1, Neighborhood Commercial
 Cluster District and within the 40-X Height and Bulk District.
 Preliminary Recommendation: Approval with Conditions
- 12. 2004.0506D (R. CRAWFORD: (415) 558-6358) 464 30^{1H} STREET North side between Noe and Sanchez Streets. Assessor's Block 6639 Lot 020 Request for Discretionary Review of Building Permit Application No. 2004 0310 8295, to construct horizontal and vertical additions to the existing one family dwelling including a full third story and a rear extension in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District. Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project.
- 13. 2003.1254D (E. TOPE: (415) 558-6316) 170 ST. GERMAIN AVENUE north side at Glenbrook Avenue; Lot 009 in Block 2708 Request for Discretionary Review of Building Permit Application No. 2003.73.10,905, proposing to construct a one story horizontal and a one story vertical addition to an existing two story over basement single family dwelling in an RH-1 (D) (Residential, House, One-Family, Detached Dwelling) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take discretionary review and approve the permit with modifications. (Continued from Regular Meeting of June 10, 2004)
- 14. 2004.0409D (E. TOPE: (415) 558-6316) 2301 CHESTNUT STREET (AKA 3253 SCOTT STREET) - southwest corner of Chestnut and Scott Streets; Lot 001 in Assessor's Block 0936 - Request for Discretionary Review of Building Permit Application No. 2004.03.03.7615, proposing to convert retail storage space (associated with Lucky Brand) to a small self-service restaurant (Cold Stone Creamery Ice Cream Store, a formula retail use. as defined by

Planning Code Section 703.3(b)) in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

15. 2004.0299DDD (S. VELLVE: (415) 558-6263) 2011 9Th AVENUE - west side between Pacheco Street and Mendosa Avenue, Lot 001P in Assessor's Block 2129 - Request for Discretionary Review of Building Permit Application 2003.07.31.0919 to construct a one-story vertical addition to the existing single-family dwelling located in an RH-1 (Residential, House, One-Family) District, 40-X Heioht/Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve with modifications.

(Continued from Regular Meeting of June 24, 2004)

16. 2004.0127D

2004.0127D (G. NELSON: (415) 558-6257) 2654-58 WEBSTER STREET - east side between Green and Vallejo Streets; Lot 017 in Assessor's Block 0565 - Mandatory Discretionary Review, under the Planning Commission's Policy on Dwelling Unit Mergers, of Building Permit Application No. 2003.12.18.2640, proposing to convert a three-family dwelling to a two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The work will not result in any dimensional change to the exterior of the building. Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

G. PUBLIC COMMENT

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Adjournment:

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SAN FRANCISCO
PUBLIC LIBRARY

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting Thursday, July 29, 2004

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday, July 29, 2004* has been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday, August 5, 2004*.

Linda D. Avery Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT SHELLEY BRADFORD BELL VICE-PRESIDENT SUE LEE

COMMISSIONER MICHAEL J. ANTONINI
COMMISSIONER KEVIN HUGHES
COMMISSIONER WILLIAM L. LEE
COMMISSIONER CHRISTINA OLAGUE

DIRECTOR OF PLANNING COMMISSION SECRETARY GERALD G. GREEN LINDA D. AVERY



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

DOCUMENTS DEPT.

&

Calendar

AUG - 2 2004

SAN FRANCISCO PUBLIC LIBRARY

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday August 5, 2004

Thursday, August 5, 2004 1:30 PM

8/5/04

Regular Meeting

President: Shelley Bradford Bell
Vice-President: Sue Lee
Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee; Christina Olaque

Commission Secretary: Linda D. Avery

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1:30	DM		

ROLL CALL: C

Commission President:

Commission Vice-President: Commissioners: Shelley Bradford Bell

-President: Sue Lee

Michael J. Antonini; Kevin Hughes; William L. Lee;

Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 2004.02430
 (E. TOPE: (415) 558-6316)
 1328 GROVE STREET northwest comer of Grove and Divisadero Streets; Lot 005 in Assessor's Block 1182 Request for Discretionary Review of Building Permit Application No. 2004.12.24.2995, proposing to convert a vacant retail space (formerly Rocky's Smoke Shop) to a small self-service restaurant (Domino's Pizza Parlor, a formula retail use, as defined by Planning Code Section 703.3(b)) in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Preliminary Recommendation: Pending
 - (Proposed for Continuance to October 7, 2004)
- 2a. 2003.0253D (G. NELSON: (415) 558-6257) 5126-5130 ANZA STREET north side between 42nd and 43rd Avenues; Lot 1016 in Assessor's Block 1502. Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2001.03.07.3680 to demolish an existing two-story two-family dwelling (the project also proposes the construction of a new two-family dwelling) in an H-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Pending.

(Proposed for Continuance to October 7, 2004)

2b. 2004,0682D (G. NELSON: (415) 558-6257) 5126-5130 ANZA STREET - north side between 42nd and 43rd Avenues; Lot 016 in Assessor's Block 1502. Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new construction to replace demolished housing, of Building Permit Application No. 2001.03.07.3684 for the new construction of a threestory, two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposed new building will contain two off-street parking spaces.

Preliminary Recommendation: Pending (Proposed for Continuance to October 7, 2004)

B. COMMISSIONERS' QUESTIONS AND MATTERS

- Consideration of Adoption Draft minutes from June 10, 2004.
- Commission Comments/Questions

C. DIRECTOR'S REPORT

- 5. Director's Announcements
- 6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

2004.0409D (E. TOPE: (415) 558-6316) 2301 CHESTNUT STREET (AKA 3253 SCOTT STREET) - southwest corner of Chestnut and Scott Streets: Lot 001 in Assessor's Block 0936 - Request for Discretionary Review of Building Permit Application No. 2004.03.03.7615, proposing to convert retail storage space (associated with Lucky Brand) to a small self-service restaurant (Cold Stone Creamery Ice Cream Store, a formula retail use, as defined by Planning Code Section 703.3(b)) in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project. Note: On July 22, 2004, following testimony, the Commission closed the public hearing. Following Commission deliberation, this item was continued to August 5. 2004, to allow the absent commissioners to participate in the final decision. The vote was +4 -0 with Commissioners Bradford Bell and Hughes absent.

F. REGULAR CALENDAR

2003.1164D (M. WOODS: (415) 558-6315) 6725 CALIFORNIA STREET - south side between 29th and 30th Avenues, Lot 47 in Assessor's Block 1404 - Request for Discretionary Review of Building Permit Application No. 2003.03.13.9612 proposing to alter the existing two-story, single-family dwelling by raising the building approximately eight feet in order to create a new ground floor to contain a two-car garage, with a new dwelling unit behind, and expanding the building to the front, rear and sides. The subject property is located in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and deny the application.

(Continued from Regular Meeting of June 24, 2004)

NOTE: On January 22, 2004, following public testimony, the Commission closed the public hearing. The Commission expressed concerns that statements about preserving this structure or the essence of it are not reflected in the plans submitted. Item continued to March 25, 2004. Public hearing will remain open on any new information presented.

NOTE: On March 25, June 3, and June 24, 2004, without a hearing, Commission continued this matter. Public hearing remains open on any new information submitted/presented.

9a. 2003.1243EZXC (A. LIGHT (415) 558-6254) 418-420 JESSIE STREET - north side between 5th and Mint Streets, Lot 6, in Assessor's Block 3704 - Request for adoption of California Environmental Quality Act (CEQA) findings related to Mitigated Negative Declaration (MND), and adoption of the MND. The project lies within a P (Public) Zoning District (proposed for rezoning to a C-3-G (Downtown, General) District, as discussed in the MND and Director's Report), and within a 90-X Height and Bulk District. The proposed project is to rehabilitate the subject property (part of the historic Hale Brothers Department Store National Register of Historic Places site and formerly a San Francisco Fire Department firehouse) by seismically

upgrading the building's structural system, and repairing/restoring/rehabilitating the historic façade. The use of the existing building would be converted from warehouse space on the upper levels and the former firehouse use on the lower two levels to approximately 25 residential units with ground floor retail (accessed from Jessie Street) and parking (accessed from Stevenson Street). Open Space would be provided by a combination of private balconies (located on a side façade) and a common roof terrace. The project would also include a vertical addition to the rear portion of the non-historic 1950s horizontal fire station addition to the east of the historic portion of the structure. This vertical addition would rise four levels above the rooftop of the existing non-historic horizontal addition, and would not be significantly visible from the front Jessie Street façade. The subject property is being sold by the City and County of San Francisco to the Project Sponsor.

(Continued from Regular Meeting of July 1, 2004)

9h. 2003 1243F7XC (A. LIGHT (415) 558-6254) 418-420 JESSIE STREET - north side between 5th and Mint Streets, Lot 6, in Assessor's Block 3704 - Request for a resolution recommending to the Board of Supervisors a Zoning Map Amendment to change the zoning of the site from a "P" (Public) Zoning District to a C-3-G (Downtown, General) Zoning District. The project lies within a P (Public) Zoning District, and within a 90-X Height and Bulk District. The proposed project is to rehabilitate the subject property (part of the historic Hale Brothers Department Store National Register of Historic Places site and formerly a San Francisco Fire Department firehouse) by seismically upgrading the building's structural system, and repairing/restoring/rehabilitating the historic façade. The use of the existing building would be converted from warehouse space on the upper levels and the former firehouse use on the lower two levels to approximately 25 residential units with ground floor retail (accessed from Jessie Street) and parking (accessed from Stevenson Street). Open Space would be provided by a combination of private balconies (located on a side façade) and a common roof terrace. The project would also include a vertical addition to the rear portion of the non-historic 1950s horizontal fire station addition to the east of the historic portion of the structure. This vertical addition would rise three levels above the rooftop of the existing non-historic horizontal addition, and would not be significantly visible from the front Jessie Street façade. The subject property is being sold by the City and County of San Francisco to the Project Sponsor. The property must be rezoned in order for the closure of the property sale, and also for the proposed Project to receive final approval.

(Continued from Regular Meeting of July 1, 2004)

9c. 2003.1243EZXC (A. LIGHT (415) 558-6254) 418-420 JESSIE STREET - north side between 5th and Mint Streets, Lot 6, in Assessor's Block 3704 - Request for a Determination of Compliance under Section 309 of the Planning Code with exceptions. The project lies within a P (Public) Zoning District (proposed for rezoning to a C-3-G (Downtown, General) District), and within a 90-X Height and Bulk District. The proposed project is to rehabilitate the subject property (part of the historic Hale Brothers Department Store National Register of Historic Places site and formerly a San Francisco Fire Department firehouse) by seismically upgrading the building's structural system, and repairing/restoring/rehabilitating the historic facade. The use of the existing building would be converted from warehouse space on the upper levels and the former firehouse use on the lower two levels to approximately 25 residential units with ground floor retail (accessed from Jessie Street) and parking (accessed from Stevenson Street). Open Space would be provided by a combination of private balconies (located on a side facade) and a common roof terrace. The project would also include a vertical addition to the rear portion of the non-historic 1950s horizontal fire station addition to the east of the historic portion of the structure. This

9d

vertical addition would rise three levels above the rooftop of the existing non-historic horizontal addition, and would not be significantly visible from the front Jessie Street façade. Exceptions from requirements for rear yard and independently accessible parking are necessary for Project approval. Final approval of this Determination of Compliance and granting of exceptions would be subject to the rezoning of the property described in Item "b" above.

- 2003.1243EZXC (A. LIGHT (415) 558-6254) 418-420 JESSIE STREET - north side between 5th and Mint Streets. Lot 6, in Assessor's Block 3704 - Request for a Conditional Use authorization to permit parking in excess of accessory amounts. The project lies within a P (Public) Zoning District (proposed for rezoning to a C-3-G (Downtown, General) District), and within a 90-X Height and Bulk District. The proposed project is to rehabilitate the subject property (part of the historic Hale Brothers Department Store National Register of Historic Places site and formerly a San Francisco Fire Department firehouse) by seismically upgrading the building's structural system, and repairing/restoring/rehabilitating the historic facade. The use of the existing building would be converted from warehouse space on the upper levels and the former firehouse use on the lower two levels to approximately 25 residential units with ground floor retail (accessed from Jessie Street) and parking (accessed from Stevenson Street). Open Space would be provided by a combination of private balconies (located on a side facade) and a common roof terrace. The project would also include a vertical addition to the rear portion of the non-historic 1950s horizontal fire station addition to the east of the historic portion of the structure. This vertical addition would rise three levels above the rooftop of the existing non-historic horizontal addition, and would not be significantly visible from the front Jessie Street facade. Final approval of this Conditional Use authorization would be subject to the rezoning of the property described in Item "b" above.
 - Continued from Regular Meeting of July 1, 2004)

(Continued from Regular Meeting of July 1, 2004)

- 10a. 2003.0363CDD (G. CABREROS: (415) 558-6169) <u>2626 BALBOA STREET</u> - north side between 27th and 28th Avenues; Lot 011A in Assessor's Block 1570 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of residential demolitions, of Building Permit Application No. 2003.10.06.6594 proposing to demolish a one-story, four-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve demolition. (Continued from Regular Meeting of July 15, 2004)
- 10b. 2003.1283DD (G. CABREROS: (415) 558-6169)

 2626 BALBOA STREET north side between 27th and 28th Avenues; Lot 011A in Assesor's Block 1570 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential buildings in association with residential demolitions, of Building Permit Application No. 2003.10.06.6596 proposing to construct a four-story, three-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

 Preliminary Recommendation: Do not take Discretionary Review and approve as
 - (Continued from Regular Meeting of July 15, 2004)
- 10c. 2003.0363CD (G. CABREROS: (415) 558-6169) 2626 BALBOA STREET - north side between 27th and 28th Avenues; Lot 011A in Assessor's Block 1570 - Request for Conditional Use Authorization pursuant to Planning Code Section 209.1 to allow up to one dwelling unit per 1,500 square feet of lot

area, resulting in three dwelling units on a 5,000 square-foot lot in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The project is also subject to a mandatory Discretionary Review hearing per the Planning Commission's Residential Demolition Policy.

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of July 15, 2004)

2004.0422D (D. DiBARTOLO: (415) 558-6291)
 500 DIVISADERO STREET - northeast corner at Fell Street, Lot 017A in Assessor's

Block 1203 - Request for Discretionary Review of Building Permit Application No. 2004.03.03.7670, proposing to add an entertainment use (as defined in Planning Code Section 790.38) to the recently-approved approximately 1,700 square foot bar (to be called Madrone Lounge), within the two-story mixed-use structure. The proposal would add entertainment in the form of performance art and recorded and live music at the premises, between 9:00 p.m. and 1:00 a.m. Wednesday through Sunday nights. The site is within an NC-2 (Small-Scale Neighborhood Commercial) District, and a 65-A Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the application with conditions.

12a. 2003.0525D (G. NELSON: (415) 558-6257) 378 20th AVENUE - east side between Geary Boulevard and Clement Street; Lot 027 in Assessor's Block 1451 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.10.08.9572 to demolish an existing two-story single-family dwelling (the project also proposes the construction of a new two-family dwelling) in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

12b. 2004.0423D (G. NELSON: (415) 558-6257) 378 20th AVENUE - east side between Geary Boulevard and Clement Street; Lot 027 for Assessor's Block 1451 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new construction to replace demolished housing, of Building Permit Application No. 2002.10.08.8566 for the new construction of a four-story, two-family dwelling in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. The proposed new building will contain two off-street parking spaces.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

13. 2004.0604D (M. SNYDER; (415) 575-6891) 375 ALABAM STREET - east side between 16th and 17th Streets, Lot 02 in Assessor'S Block 3966 - Mandatory Discretionary Review of Building Permit Application No. 2004.07.21.9363, under the Eastern Neighborhoods Interim policies, proposing a change of occupancy to allow temporary classroom facilities for City College of San Francisco, in an M-1 (Light Industrial) District and a 50-X Height and Bulk District, and in a Core PDR area

Preliminary Recommendation: Take Discretionary Review to record NSR limiting length of temporary use.

 2004.0088C
 M. SNYDER: (415) 575-6891)
 1042 MINNA STREET - north side between Layfayette and 11th Street, Lot 76 in Assessor's Block 3511 - Request for Conditional Use authorization under Planning Code Section 253 to construct three dwelling units that would be over 40-feet tall within an RH-3 District and 130-L Height and Bulk District. Conditional Use authorization is required for construction of any structure over 40-feet tall in a residential district. The subject site is within an RH-3 (House, Three-family) District and a 130-L Height and Bulk District.

Preliminary Recommendation: Approve with conditions (Continued from Regular Meeting of June 24, 2004)

15. 2004.0483C (M.LI: (415) 558-6396) 1220 POLK STREET - northeast corner at Sutter Street, Lot 011 in Assessor's Block 0669 - Request for conditional use authorization to establish a small self-service restaurant (dba "Extreme Sandwiches") of approximately 600 square feet within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. There will be no physical expansion of the existing building. Preliminary Recommendation: Approval with conditions

5:00 P. M.

G. COMMISSION MATTERS

 Discussion of a potential process for the Commission to (1) review the position of Director of Planning; (2) determine the qualifications for the position; and (3) recruit and consider potential candidates for the position.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10.00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, August 12, 2004

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

AUG - 9 2004

SAN FRANCISCO PUBLIC LIBRARY

08-09-04A10:50 RCVD

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee; Christina Olaque

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 500 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: Ind.a.very@efgov.org.

Pursuant to Government Code Secting offscog, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption are mendment of a governing ordinance, (3) the adoption or amendment of any regulation attached to a feet plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public heading-allegation or any permit with notice, or in written correspondence development of the Planning Commission, at, or prior to, the public heading with the notice, or in written correspondence development of the Planning Commission, at, or prior to, the public heading within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days so date to the Central Planning Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning institute action on a variance

application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.stgov.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA, The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street, Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J. K. L. M. and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (1415) 554-784 or by E-mail at Donna. Hall 68 (gov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

(J. PURVIS: (415) 558-6354)

1:30 PM

ROLL CALL:

Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee

Christina Olaque

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1a. 2003.0304CV

829 FOLSOM STREET - south side between 4th and 5th Streets, a through lot to Shipley Street; Lot 091 in Assessor's Block 3752 - Request for Conditional Use authorization under Planning Code Sections 207.5, 263.11, 271, and 157 to construct a nine-story, mixed-use building with up to 69 dwelling units at a density of one unit per 147 square feet of lot area under Section 207.5, to construct an 85-foot-tall building (with a 16-foot-tall mechanical penthouse) in the 40-X/85-B Height and Bulk District under Section 263.11, to exceed the bulk limits at the 50-foot height by 60 feet in length and 54 feet diagonally (by 48 feet in length and 42 feet diagonally at the 65-foot height) under Section 271; and to provide parking exceeding accessory amounts (with up to 62 spaces for project residents) under Section 157. On the ground floor, garage access would be provided at Shipley Street, and up to 5,000 gross square feet of retail space would be

provided with access from Folsom Street. The proposed project would also require a rear yard modification and a variance from dwelling unit exposure requirements. The site is within an RSD (Residential/Service) South of Market Mixed-Use District, and a 40-

X/85-B Height and Bulk District.

Preliminary Recommendation: Approval with modifications and conditions

(Continued from Regular Meeting of May 27, 2004)

NOTE: On May 27, 2004, the Commission passed a motion of intent to approve by a vote +5 -1. Commissioner S. Lee voted no. Final Language July 1, 2004. Public testimony remains open on any new information.

NOTE: On July 1, 2004, the Commission continued the matter to August 12, 2004. (Proposed for Continuance to October 7, 2004)

1b. 2003.0304CV

(J. PURVIS: (415) 558-6354)

829 FOLSOM STREET - south side between 4th and 5th Streets, a through lot to Shipley Street; Lot 091 in Assessor's Block 3752 — Requests for Variances. The proposal is to construct a nine-story, mixed-use building with up to 690 dwelling units, up to 5,000 gross square feet of ground floor commercial space and a 62-space parking garage. A rear yard modification is sought under Section 134(e) to provide rear yard open space within an inner court and on a 7th floor setback of 10-15 feet along Shipley Street. A variance is sought from dwelling unit exposure requirements, as the horizontal dimensions of the inner court do not meet the requirements for an open area as defined under Section 140(a)(2) for dwelling unit exposure, and 27 of the 70 units have no exposure other than this inner court. The site is within an RSD (Residential/Service) Mixed-Use District, and a 40-X/85-B Height and Bulk District.

(Continued from Regular Meeting of May 27, 2004)

NOTE: On May 27, 2004, Zoning Administrator has left the public hearing open and continued the item to July 1, 2004.

NOTE: On July 1, 2004, Zoning Administrator continued the matter to August 12. 2004

(Proposed for Continuance to October 7, 2004)

R COMMISSIONERS' QUESTIONS AND MATTERS

Commission Comments/Questions

C. DIRECTOR'S REPORT

- 3. Director's Announcements
- 4 Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED F

5 2003.1208C (M. SNYDER: (415) 575-6891) 2601 MISSION STREET - southeast corner at 22nd Street. Lot 69 in Assessor's Block 3637 - Request for Conditional Use authorization under Planning Code Sections 712.83 and 790.80 to replace nine antennas that are now on the southern and western walls at the roofline with nine antennas that would be located on the middle portions of western, southern, and eastern walls approximately 77-feet above grade. These antennas are part of an existing Wireless Telecommunications Services facility operated by AT&T Wireless. The site is within an NC-3 (Neighborhood Commercial, Moderate-Scale) District and a 50-X / 65-B Height and Bulk District. Pursuant to the WTS Facilities Guidelines, the project is a Preference 2 Location Site, an existing site on which a legal wireless telecommunications facility is currently located.

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of June 3, 2004)

NOTE: On April 15, 2004, following public testimony, the Commission closed public hearing and continued the matter to June 3, 2004, instructing the Project Sponsor to provide better coverage maps. The vote was +5 -0. Commissioners Feldstein and Hughes were absent.

NOTE: On June 3, 2004, the Commission continued the matter to July 1, 2004. NOTE: On July 1, 2004, the Commission continued the matter to August 12, 2004.

F. REGULAR CALENDAR

2004.0088C (M. SNYDER: (415) 575-6891) 6. 1042 MINNA STREET - north side between Layfayette and 11th Street, Lot 76 in Assessor's Block 3511 - Request for Conditional Use authorization under Planning Code Section 253 to construct three dwelling units that would be over 40-feet tall within an RH-3 District and 130-L Height and Bulk District. Conditional Use authorization is required for construction of any structure over 40-feet tall in a residential district. The subject site is within an RH-3 (House, Three-family) District and a 130-L Height and Bulk

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of August 5, 2004)

Preliminary Recommendation: Approval with Conditions

2004.0522C
 (P. LORD: (415) 558-6311) 2001 UNION STREET - southwest corner of Union Street and Buchanan: Street; Lot 02d in Assessor's Block 0541 - Request for Conditional Use authorization under Section 725.49 of the Planning Code to convert a portion of the currently vacant ground floor retail space into a financial service use (Comerica Bank), within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District.

8. 2003.0053<u>E</u>: (L. KIENKER: (415) 558-5970) 520 CHESTNUT STREET. North side, between Powell and Mason on Assessors Block 0552, Lot 009. Appeal of Negative Declaration. The proposed project is construction of a 27,143-gsf multi-story vertical addition to an existing industrial building and basement, resulting in an approximately 35,000-square-foot four-story building of 20 residential units and 21 independently accessible parking spaces in a below-ground garage. The project would require Conditional Use and Variance authorizations (2003.0429CV). The subject property is in the North Beach Neighborhood Commercial District, and is in a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of July 15, 2004).

- 9a. 2003.0429CV

 (M. LUELLEN: (415) 558-6478)

 520 CHESTNUT STREET. North side, between Powell and Mason on Assessors Block

 0552, Lot 009. Conditional Use Authorization pursuant to Planning Code Section

 722.11 for development on a lot over 5,000 square feet. The proposed twenty unit (20)

 residential building would retain the existing historic two-story industrial building and
 construct two new stories on the roof that are set back eight feet from the face of the

 building. Twenty-one (21) independently accessible parking spaces and bicycle storage

 would be provided in the existing basement. The total project would consist of
 approximately 35, 000 square feet in a four-story building. The subject properly is in the

 North Beach Neighborhood Commercial District, and is in a 40-X Height and Bulk District.

 The Zoning Administrator will hear related variance requests.

 Preliminary Recommendation: Approval with Conditions
- 9b. 2003.0429CV: (M. LUELLEN: (415) 558-6478) \$\frac{520 \ CHESTNUT \ STREET.}{120}\$ North side, between Powell and Mason on Assessors Block 0052, Lot 009. Request for Variances and Rear Yard Modification: (A) rear yard modification in accord with Section 134(e)(1) to provide a reduced rear yard, equal approximately 1200 square feet where approximately 2300 square feet are required. (B) Variance to Section 135(g)(2) to provide usable open space that does not meet the required minimum dimensions or area for fourteen of the proposed dwelling units, (C) Variance to Section 140 to provide less than the required minimum dimensions or area for dwelling unit exposure for eight dwelling units proposed for the third and fourth floors. The proposed project is the subject of a Conditional Use hearing as described above. The subject property is in the North Beach Neighborhood Commercial District, and is in a 40-X Height and Bulk District.
- 10. 2004.0402C (W.HASTIE: (415) 558-6381) 165 GUERRERO STREET - east side, on the corner of Guerrero and Brosnan Streets; Lot 29 in Assessor's Block 3533 - Request for Conditional Use Authorization for a residential care facility, dba as "Pleasant Street Grove Home", for more than seven persons, pursuant to Planning Code Sections 209.3(c). The property is located within an RM-2 (Mixed Residential, Moderate Density) District with a 40-X Height and Bulk limit. Preliminary Recommendation: Approval with Conditions

11a. 2204.0272XV

(A. LIGHT: (415) 558-6254)

83 McALLISTER STREET - south side between Leavenworth Street and 7th Street Ñ., Lot 32, in Assessor's Block 351 - Request for a Determination of Compliance under Section 309 of the Planning Code to permit conversion of existing office space to approximately 60 residential dwelling units, with an exception to the Planning Code rear yard requirements; and for the granting by the Zoning. Administrator of dwelling unit exposure and parking variances; for the subject property, which is in the C-3-G Zoning District and a 80-X Height and Bulk District. The Zoning Administrator will hear the variance application concurrently with the Planning Commission. The proposal is to seismically upgrade the subject five-story office building (The Methodist Book Concern, a contributor to the Civic Center Historic District, and a Category I Building under the Downtown Plan); and convert the existing office use to approximately 60 small dwelling units, with ground floor retail and lobby space, and supporting residential services on the basement level. No parking would be provided, and no exterior alterations to character-defining facades are proposed, therefore no Certificate of Appropriateness would be required for this project.

Preliminary Recommendation: Approval with Conditions

11b. 2004.0272XV (A. LIGHT (415) 558-6254) 83 McALLISTER STREET - south side between Leavenworth Street and 7th Street N., Lot 32, in Assessor's Block 351 - Request for **dwelling unit exposure and parking variances** for the subject property, which is in the C-3-G Zoning District and a 80-X Height and Bulk District. The Zoning Administrator will hear the variance application concurrently with the Planning Commission. The proposal is to seismically upgrade the subject five-story office building (The Methodist Book Concern, a contributor to the Civic Center Historic District, and a Category I Building under the Downtown Plan); and convert the existing office use to approximately 60 small dwelling units, with ground floor retail and lobby space, and supporting residential services on the basement level. No parking

would be provided, and no exterior alterations to character-defining facades are proposed, therefore no Certificate of Appropriateness would be required for this project.

12. 2004.0506D 464.30TH STREET - North side between Noe and Sanchez Streets. Assessor's Block 6639 Lot 020 - Request for Discretionary Review of Building Permit Application No. 2004 0310 8295, to construct horizontal and vertical additions to the existing one family dwelling including a full third story and a rear extension in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District. Preliminary Recommendation: Do Not Take Discretionary Review and approve the project as proposed.

(Continued from Regular Meeting of July 22, 2004)

13. 2004.0462D (M. WOODS: (415) 558-6315) 3016 PINE STREET - north side between Lyon Street and Presidio Avenue, Lot 14 in Assessor's Block 1031 - Request for Discretionary Review of Building Permit Application No. 2004.01.29.5170S proposing to add a two-story vertical addition and a two-story horizontal addition at the rear of the existing one-story over garage, single-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

as proposed.

- 14. 2004.0404D (S. SNYDER: (415) 558-6543) 1609 REVERE AVENUE south side between Third Street and Lane Street, Lot 18 in Assessor's Block 5342 Request for Discretionary Review of Building Permit Application No. 2003.11.06.9583 proposing to add horizontal and vertical additions, and to change the occupancy from a Single-family to a Two-family dwelling. The property is within an RH-2 (House, Two-family) District, and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project
- 15a. 2004.0676D (J. PURVIS: (415) 558-6354)

 77 BLUXOME STREET south side between 4th and 5th Streets; Lot 019 in Assessor's
 Block 3786, within an SSO (Service/Secondary Office) Mixed-Use District, and a 65-X
 Height and Bulk District in the Industrial Protection Zone. Mandatory Discretionary
 Review under Resolution No. 16202 of Demolition Permit Application No.
 2003.06.10.6727 to demolish a two-story commercial building, formerly used as PDR
 space, and its replacement by a seven-story, 108-unit SRO (Single Room Occupancy)
 residential building with a 16-space residential parking garage on the ground floor, subject
 to a rear vard modification.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit.

15b. 2004.0677D 77 BLUXOME STREET - south side between 4th and 5th Streets; Lot 019 in Assessor's Block 3786, within an SSO (Service/Secondary Office) Mixed-Use District, and a 65-X Height and Bulk District in the Industrial Protection Zone. Mandatory Discretionary Review under Resolution No. 16202 of Building Permit Application No. 2003.06.10.6726 to construct a seven-story, 108-unit SRO residential building following the demolition of a two-story commercial building.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

- 15c. 2003.0366V 77 BLUXOME STREET - south side between 4th and 5th Streets; Lot 019 in Assessor's Block 3786, within an SSO (Service/Secondary Office) Mixed-Use District, and a 65-X Height and Bulk District in the Industrial Protection Zone. Request for Rear Yard Modification under Planning Code Section 134 (e) to construct an 65-foot-tall, sevenstory SRO residential building, with open space provided within a 1,530 square-foot inner court, a 420 square-foot rear setback, and a 3,400 square foot roof deck in lieu of the 2.100 square foot (25 percent of lot area) standard rear vard.
- 16. 2003.1217D (J. IONIN: (415) 558-6309) 342 21ST AVENUE east side between Geary and Clement Streets; Lot 033 in Assessor's Block 1452 Request for Discretionary Review of Permit Application No. 2003.08.07.1409, proposing to add two units to the existing single-family dwelling by constructing new third and fourth floors, and a rear addition in an RM-1 (Mixed Residential, Low Density) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve the project with modifications. (Continued from Regular Meeting of June 17, 2004)
- 17. 10TH & MARKET (AKA 1401-1435 MARKET STREET) Informational presentation by the Project Sponsor. The proposed project includes (a) the creation of a 10th & Market Special Use District, (b) the construction of a 24-story office building for occupancy by the City and County of San Francisco, (c) the construction of a 21-story building containing

up to 250 market-rate dwelling units with a garage for up to 230 parking spaces, and (d) the construction of a 15-story building containing up to 200 below-market-rate dwelling units for senior citizens. This project is currently scheduled for a Planning Commission hearing on Thursday, September 23, 2004.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing

NOTICE OF CANCELLATION

PLANNING COMMISSION Regular Meetings Thursdays, August 19, & 26, 2004

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for *Thursdays, August 19 & 26, 2004* have been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday, September 2, 2004*.

Linda D. Avery Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT SHELLEY BRADFORD BELL VICE-PRESIDENT SUE LEE COMMISSIONER MICHAEL J. ANTONINI KEVIN HUGHES

COMMISSIONER WILLIAM L. LEE
COMMISSIONER CHRISTINA OLAGUE

DIRECTOR OF PLANNING COMMISSION SECRETARY

8/19 + 26/04 cancelled

> GERALD G. GREEN LINDA D. AVERY

DOCUMENTS DEPT.

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, September 2, 2004

Regular Meeting

DOCUMENTS DEPT.

AUG 3 0 2004

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08-30-04 Å10:31 RCVD

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet; http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET. 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by prior to partment reception counter at 1650 Mission Street, 5th floor, no later that 500 PM he Wednedsy (eight explored to scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared litem to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA, 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared tiem at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: India avery@sloov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of az oning ordinance, (3) the adoption or amendment of an specific plan (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbvist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.sfoxo.or/dethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA, The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna. Hall@stgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President:

Commission Vice-President:

Shelley Bradford Bell

Sue Lee Commissioners:

Michael J. Antonini: Kevin Hughes: William L. Lee

Christina Olaque

Α. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1a. 2004 0338DDDV (D. DIBARTOLO: (415) 558-6291) 755 22nd AVENUE - west side between Cabrillo and Fulton Streets: Lot 014 in Assessor's Block 1665 - Requests for Discretionary Review of Building Permit Application No. 2003.09.29.6087S, proposing to construct a three-story horizontal extension at the rear of the existing three-story single family dwelling unit and to add an additional dwelling unit at the ground floor. The rear addition would increase the structure's depth by approximately 6 feet into the rear vard in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project.

(Continued from Regular Meeting of July 22, 2004) (Proposed for Continuance to September 9, 2004)

1b. 2004.0338DDDV (D. DIBARTOLO: (415) 558-6291) 755 22nd AVENUE - west side between Cabrillo and Fulton Streets: Lot 014 in Assessor's Block 1665 - The proposal is to construct a three-story horizontal extension at the rear of the existing three-story single family dwelling unit and to add an additional dwelling unit at the ground floor. A Variance is sought from the off-street parking requirements of Section 154, as the project would provide a 2-car tandem parking configuration rather than independently accessible parking as required by the Planning Code. The subject property is within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 22, 2004) (Proposed for Continuance to September 9, 2004)

- 2. 2003.0657C (G. CABREROS (415) 558-6169) 1730 VAN NESS AVENUE - east side between Clay and Sacramento Streets, Lot 019 in Assessor's Block 0622 -- Request for Conditional Use authorization under Planning Code Sections 209.3, 209.8, 253 and 271 to allow the expansion of an institutional use (American Buddhist Cultural Temple), the creation of a commercial space above the ground floor, construction of a building exceeding 40 feet in height, and exceptions from the prescribed bulk limits in an RC-4 (Residential Commercial Combined, High Density) District, the Van Ness Special Use District and an 80-D Height and Bulk District. The project would result in a four-story building up to 80 feet in height containing a sanctuary. a bookstore, group housing for monks, a dining hall, dormitory rooms for students, conference rooms, offices and various other rooms associated with the institution. Preliminary Recommendation: Approval with Conditions (Proposed for Continuance to September 9, 2004)
- 3. 1999.210C (J. PURVIS: 415-558-6354) 3620 19th STREET - North side between Guerrero and Oakwood Streets: Lots 18, 68, 70 in Assessor's Block 3752 - Status report and Commission comment on a 39-unit

residential planned unit development approved by the Planning Commission under Motion No. 16134 on April 5, 2001, and amended, on appeal, by the Board of Supervisors under Board Resolution No. M01-76 on July 2, 2001. The project site has been sold and the new owners have modified the design. It is within an RH-2 (Residential, House, Two-Family) and RH-3 (Residential, House, Three-Family) Use District and a 40-X Height and Bulk District.

(Proposed for Continuance to September 9, 2004)

4. 2003.1226<u>D</u>V (K. MCGEE: (415) 558-6367) 266-270 14th STREET - north side of 14th Street, between Mission and South Van Ness Streets, Lot 20 in Assessor's Block 3531- Request for Discretionary Review for Building Permit Application 2003.11.26.1242 proposing to change the use of the building from a live/work use to an assembly and entertainment use per Planning Code Section 221. The property is located in a C-M (Heavy Commercial) Zoning District, in a 40-X Height and Bulk District, and in the Housing/Mixed Use area of the Eastern Neighborhoods.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

(Continued from July 15, 2004 Hearing)

NOTE: On July 15, 2004, following public testimony, the Commission closed the public hearing and continued this matter to September 2, 2004 by a vote of +4-0 (Commissioner Bradford Bell was absent and Commissioner Olague was excused) in order to review the new Conditions of Approval. Public Comment is open only issues related to the Conditions of Approval.

(Proposed for Continuance to September 23, 2004)

(M. FOSTER (415) 558 - 6362)

- OVERVIEW OF THE PROPOSED MID-MARKET SPECIAL USE DISTRICT Informational presentation on the status of the draft Mid-Market Development Plan and
 Special Use District (MM SUD). Staff will describe the process, goals and key proposals,
 and outline the schedule for Planning and Redevelopment Commission hearings for
 further review and adoption. No Action
 (Proposed for Continuance to October 14, 2004)
- 6. 2004.0267C (G. NELSON (415) 558-6257) 3231-3237 PIERCE STREET west side between Chestnut and Lombard Streets; Lots 005 and 006 in Assessor's Block 0489. Request for Conditional Use authorization pursuant to Sections 145.2, 711.24, and 303 of the Planning Code to allow an outdoor activity area at the rear of two adjoining lots as part of a proposal to create a retail nursery (considered "Other Retail Sales and Services" per Sec. 790.102 of the Code) on the property. The proposal is also to demolish an existing single-story commercial structure at the front of Lot 005 and a garage structure at the rear of lot 005 and construct a commercial structure on lot 005. The outdoor nursery area would occupy the rear yards of both Lot 005 and 006. If approved, the proposed business (Sloat Garden Center) would have 11 retail stores (in the greater Bay area) and would then be considered a formula retail business per sections 703.3 and 711.40 of the Code. Preliminary Recommendation: Pending

(Proposed for Continuance to October 7, 2004)

2004.0151D (M. WOODS: (415) 558-6315)
 2250 JACKSON STREET - north side between Buchanan and Webster Streets; Lot 008 in Assessor's Block 0589 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.07.07.8857S, proposing to merge five dwellings units to a single-

family residence in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of June 10, 2004) (Proposed for Continuance to October 14, 2004)

2004.0393C (G. CABREROS (415) 558-6169)
 2443-2445 CLEMENT STREET - south side between 25th and 26th Avenues; Lots 035
 and 036 in Assessor's Block 1457. Request for Conditional Use Authorization under Planning Code Section 717.11 to allow development of a lot greater than 5,000 square feet in area in the Outer Clement Street Neighborhood Commercial District and a 40-X Height and Bulk District. The project proposes demolition of three non-residential structures and new construction of a 40-foot tall, four-story, mixed-used building with one ground-floor commercial space and nine residential units.

Preliminary Recommendation: Approval with Conditions (Proposed for Continuance to November 4, 2004)

B. COMMISSIONERS' QUESTIONS AND MATTERS

- 9. Consideration of Adoption of Draft Minutes of July 1, 15 and 22, 2004.
- Commission Comments/Questions

C. DIRECTOR'S REPORT

- 11. Director's Announcements
- 12. Review of Past Week's Events at the Board of Supervisors and Board of Appeals.
- 13. 2003.1254D (E.TOPE: 415-558-6316) 170 ST GERMAIN AVENUE- - North side at Glenbrook Avenue; Lot 009 in Assessor's Block 2708 — Status report and Commission comment on allegations that the Planning Commission had based approval of Building Permit Application No. 2003.07.31.0905, proposing to construct a horizontal and vertical addition to an existing single family dwelling in an RH-1 (D) (Residential, House, One-Family, Detached Dwellings) District and a 40-x Height and Bulk District, on false information. The Commission requested a tentative re-hearing of this case on October 7, 2004.

D. REGULAR CALENDAR

- 14a. 2003.0404D (B. FU: (415) 558-6613)
 971 CAPP STREET east side between 24th and 25th Streets; Lot 017 in Assessor's Block 6518 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2004.07.22.9493 to demolish an existing single-family dwelling (the project also proposes the construction of a new four-family dwelling) in an RM-2 (Residential, Mixed, Moderate Density) District with a 40-X Height and Bulk Designation. Preliminary Recommendation: Do Not Take Discretionary Review and approve demolition.
- 14b. 2004.0761D (B. FU: (415) 558-6613) 971 CAPP STREET east side between 24th and 25th Streets; Lot 017 in Assessor's Block 6518 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new construction as a result of housing demolition, of Building Permit Application No. 2004.07.22.9494 for the new construction of a four-family dwelling in an

as revised.

RM-2 (Residential, Mixed, Moderate Density) District with a 40-X Height and Bulk Designation.

Preliminary Recommendation: Do Not Take Discretionary Review and approve the project as submitted.

- 15. 2004.0367D (T. WANG: (415) 558-6335) <u>40 DAY STREET</u> – north side between Dolores Street and San Jose Avenue; Lot 009 in Assessor's Block 6634 – Request of Discretionary Review of Building Permit Application No. 2004.01.21.4492, proposing to fill in a rear building notch on either side of the first and second floors and construct a one-story rear addition and a third story vertical addition to an existing one-story over garage, single-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 16a. 2004.0097D (G. NELSON (415) 558-6257) 2070 GOLDEN GATE AVENUE north side between Central and Lyon Streets; lot 019 in Assessor's Block 1150 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.09.29.6052, proposing to demolish a two-story two-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The two-family dwelling is located at the front of the lot. There are related proposals to demolish a single-family dwelling at the rear of the lot and to construct a four-story, three-family dwelling with three off-street parking spaces. Preliminary Recommendation: Do Not take Discretionary Review and approve the
 - Preliminary Recommendation: Do Not take Discretionary Review and approve the demolition.
- 16b. 2004.0098D (G. NELSON: (415) 558-6257) 2070 GOLDEN GATE AVENUE north side between Central and Lyon Streets; lot 109 in Assessor's Block 1150 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2004.02.23.6957, proposing to demolish a one-story single-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The single-family dwelling is located at the rear of the lot. There are related proposals to demolish a two-family dwelling at the front of the lot and to construct a four-story, three family dwelling with three off-street parking spaces.

Preliminary Recommendation: Do Not take Discretionary Review and approve the demolition.

16c. 2004.0099D (G. NELSON (415) 558-6257) 2070 GOLDEN GATE AVENUE – north side between Central and Lyon Streets; lot 019 in Assessor's Block 1150 – Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.09.29.6049, proposing to construct a four-story, three-family residential structure with three off-street parking spaces in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. There are related proposals to demolish a two-family dwelling at the front of the lot and a single-family dwelling at the rear of the lot.

Preliminary Recommendation: Take Discretionary Review and approve the new construction with modifications.

2004.0544D (G. NELSON (415) 558-6257)
 850 EL CAMINO DEL MAR – north side between 32nd Avenue and Lake Street; lot 020 in Assessor's Block 1312 – Request for Discretionary Review of Building Permit

Application No. 2004.01.21.4516, proposing to alter a single-family dwelling by creating a new hipped roof, enlarging a rooftop stair penthouse, expanding the second floor by 4 feet at both the front and rear, enclosing an exterior corridor and extending a rear terrace at the first floor, in an RH-1(D) (Residential, Single-Family, Detached) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do Not take Discretionary Review and approve the project.

17. 2004.0365DD (G. CABREROS: (415) 558-6169) 850 45Th AVENUE - east side between Cabrillo and Fulton Streets; Lot 024 in Assessor's Block 1687 - Requests for Discretionary Review of Building Permit Application No. 2003.08.22.2792 proposing to add a second dwelling unit, add two floors and a horizontal addition to the rear of the existing single-family residence resulting in a fourstory, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve with modifications.

(Continued from Regular Meeting of July 22, 2004)

18. 2004.0540D (D. SIROIS: (415) 558-6313) 1050 DOLORES STREET – west side between 23rd & 24th Streets, Lot 037, in Assessor's Block 3649 - Mandatory Discretionary Review, under the Planning Commission's Policy on Dwelling Unit Mergers, of Building Permit Application No. 2004.04.13.1112, proposing to convert a five-family dwelling to a four-family dwelling The subject property is located in an RM-1 (Residential, Mixed, Low density) District in a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve dwelling unit merger

19. 2004.0635D (M. SNYDER: (415) 575-6891) 3150 18th STREET (aka 470 TREAT AVENUE) - northwest corner of 18th Street and Treat Avenue, Lots 2 and 12 in Assessor's Block 3573 – Mandatory Discretionary Review under the Eastern Neighborhoods Interim Policies of Building Permit Application No. 2004.05.21.4487 and Demolition Permit Nos. 2004.05.21.4485 and 2004.05.21.4484 proposing to demolish existing light-industrial structures and to construct a new structure that would contain approximately 260 units of rental workshops for arts activities, light manufacturing, repair and small business service uses, approximately 24 off-street parking spaces, a care-taker's unit, and a small café, in an M-1 District, a 50-X Height and Bulk District, and within a Core PDR Zone as designated in the Eastern Neighborhood Interim Policies.

Preliminary Recommendation: Take Discretionary Review and approve the project with conditions.

(Proposed for Continuance to September 23, 2004)

modifications to initiated interim controls.

4:00 p.m.

20.

REVIEW AND COMMENT ON INTERIM POLICIES AND CONTROLS FOR THE EASTERN NEIGHBORHOODS: (including eastern SOMA, Showplace Squarer, and the Mission). Review and comment on adopted policies and initiated draft interim controls, which were established by the Planning Commission on February 12, 2004 to set forth areas for Housing and Mixed Uses, Core PDR (Production, Distribution, and Repair), and Housing/PDR in specified Eastern Neighborhoods Community Plan Areas. This hearing will summarize prior Commission actions and provide an opportunity for the Commission to comment on Staff recommendations for potential policy amendments and

Notice of Meeting and Calendar

(G. GREEN: (415) 558-6411)

NOTE: On February 12, 2004, the Commission adopted Resolution 16726 initiating draft controls and Resolution 16727 adopting policies for portions of the Eastern Neighborhoods. On May 6, 2004, the Commission adopted Resolution 16738, which amended the boundaries of the SOMA as addressed under Resolution 16727. On March 25, 2004, Commission President Bradford Bell re-opened the consideration of initiation of interim controls for the Mission, as addressed under Resolution 16726. On June 3, 2004, without a hearing, the Commission continued the matter to July 1, 2004. On July 1, 2004, the Commission held a public hearing and continued the matter to September 2, 2004.

- 21. 2003.0980C 4840 MISSION STREET - north side between Onondaga Avenue and Seneca Avenue, (AKA Valente, Marini & Co. Funeral Home) Lots, 019, 025 & 026 in Assessor's Block 6956 - Request for Conditional Use authorization under Planning Code Sections 712.64 (mortuary use) and 712.21 (use size over 5,999 square feet) to construct a new two-story, 13,740 square-foot mortuary facility that would replace the existing 26,432 square-foot Valente, Marini & Co. Funeral Home. The subject property is located in NC-3 (Moderate-Scale Neighborhood Commercial) and RH-1 (Residential House, Single Family) Districts and in a 40-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions
- 22. 2004.0658T (P. LORD: (415) 558-6311) PARK NEXUS STUDY Consideration of an Ordinance amending San Francisco Planning Code Section 139 to provide that \$100,000 of Downtown Special Park Fund monies shall be used to fund a nexus study, under the direction of the General Manager of the Recreation and Park Department, to examine whether the Downtown Park Fees should be imposed on uses other than office and on geographical areas of the tylo other than C-3 uses districts and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. Preliminary Recommendation: Approval

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing

CORRECTED

(PLEASE DISCARD ALL OTHER COPIES)

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, September 2, 2004 1:30 PM

Regular Meeting

DOCUMENTS DEPT.

AUG 3 0 2004

SAN FRANCISCO PUBLIC LIBRARY

08-30-04P01:47 RCVD

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET. 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1860 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1860 Mission Street, Suite Soo, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing with be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complet distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mall correspondence to Commissioners, please copy the Commission Secretary at: Indua avery@sfgov.avery@sfgo

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a specific plan, (4) the adoption, amendment of any regulation attached a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days, Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting froom of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic prices at and during public meetings)

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.sfgoor.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Boom 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J. K. L. M. and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna Hall@Sigov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupyrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL:

Commission President: Commission Vice-President:

Shelley Bradford Bell

Commissioners:

Michael J. Antonini; Kevin Hughes; William L. Lee Christina Olaque

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the Item to the date proposed below, to continue the Item to another date, or to hear the Item on this calendar.

1a. 2004.0338DDDV (D. DIBARTOLO: (415) 558-6291) 755 22nd AVENUE - west side between Cabrillo and Fulton Streets: Lot 014 in Assessor's Block 1665 - Requests for Discretionary Review of Building Permit Application No. 2003.09.29.6087S, proposing to construct a three-story horizontal extension at the rear of the existing three-story single family dwelling unit and to add an additional dwelling unit at the ground floor. The rear addition would increase the structure's depth by approximately 6 feet into the rear yard in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project.

(Continued from Regular Meeting of July 22, 2004) (Proposed for Continuance to September 9, 2004)

1b. 2004.033BDDDV (D. DIBARTOLO: (415) 558-6291) 755 22nd AVENUE - west side between Cabrillo and Fulton Streets: Lot 014 in Assessor's Block 1665 - The proposal is to construct a three-story horizontal extension at the rear of the existing three-story single family dwelling unit and to add an additional dwelling unit at the ground floor. A Variance is sought from the off-street parking requirements of Section 154, as the project would provide a 2-car tandem parking configuration rather than independently accessible parking as required by the Planning Code. The subject property is within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 22, 2004) (Proposed for Continuance to September 9, 2004)

- 2. 2003.0657C (G. CABREROS (415) 558-6169) 1730 VAN NESS AVENUE east side between Clay and Sacramento Streets, Lot 019 in Assessor's Block 0622 -- Request for Conditional Use authorization under Planning Code Sections 209.3, 209.8, 253 and 271 to allow the expansion of an institutional use (American Buddhist Cultural Temple), the creation of a commercial space above the ground floor, construction of a building exceeding 40 feet in height, and exceptions from the prescribed bulk limits in an RC-4 (Residential Commercial Combined, High Density) District, the Van Ness Special Use District and an 80-D Height and Bulk District. The project would result in a four-story building up to 80 feet in height containing a sanctuary, a bookstore, group housing for monks, a dining hall, dormitory rooms for students, conference rooms, offices and various other rooms associated with the institution. Preliminary Recommendation: Approval with Conditions (Proposed for Continuance to September 9, 2004)
- 1999.210C 3620 19th STREET - North side between Guerrero and Oakwood Streets; Lots 18, 68, 70 in Assessor's Block 3752 - Status report and Commission comment on a 39-unit

residential planned unit development approved by the Planning Commission under Motion No. 16134 on April 5, 2001, and amended, on appeal, by the Board of Supervisors under Board Resolution No. M01-76 on July 2, 2001. The project site has been sold and the new owners have modified the design. It is within an RH-2 (Residential, House, Two-Family) and RH-3 (Residential, House, Three-Family) Use District and a 40-X Height and Bulk District.

4. 2004.0635D (M. SNYDER: (415) 575-6891) 3150 18th STREET (aka 470 TREAT AVENUE) - northwest corner of 18th Street and Treat Avenue, Lots 2 and 12 in Assessor's Block 3573 – Mandatory Discretionary Review under the Eastern Neighborhoods Interim Policies of Building Permit Application No. 2004.05.21.4487 and Demolition Permit Nos. 2004.05.21.4485 and 2004.05.21.4484 proposing to demolish existing light-industrial structures and to construct a new structure that would contain approximately 260 units of rental workshops for arts activities, light manufacturing, repair and small business service uses, approximately 54 off-street parking spaces, a care-taker's unit, and a small café, in an M-1 District, a 50-X Height and Bulk District, and within a Core PDR Zone as designated in the Eastern Neichborhood Interim Policies.

Preliminary Recommendation: Take Discretionary Review and approve the project with conditions.

(Proposed for Continuance to September 23, 2004)

(Proposed for Continuance to October 7, 2004)

5.

OVERVIEW OF THE PROPOSED MID-MARKET SPECIAL USE DISTRICT Informational presentation on the status of the draft Mid-Market Development Plan and Special Use District (MM SUD). Staff will describe the process, goals and key proposals, and outline the schedule for Planning and Redevelopment Commission hearings for further review and adoption. No Action (Proposed for Continuance to October 14, 2004)

- 6. 2004.0267C (G. NELSON (415) 558-8257) 3231-3237 PIERCE STREET west side between Chestnut and Lombard Streets; Lots 005 and 006 in Assessor's Block 0489. Request for Conditional Use authorization pursuant to Sections 145.2, 711.24, and 303 of the Planning Code to allow an outdoor activity area at the rear of two adjoining lots as part of a proposal to create a retail nursery (considered "Other Retail Sales and Services" per Sec. 790.102 of the Code) on the property. The proposal is also to demolish an existing single-story commercial structure at the front of Lot 005 and a garage structure at the rear of lot 005 and construct a commercial structure on lot 005. The outdoor nursery area would occupy the rear yards of both Lot 005 and 006. If approved, the proposed business (Sloat Garden Center) would have 11 retail stores (in the greater Bay area) and would then be considered a formula retail business per sections 703.3 and 711.40 of the Code. Prelliminary Recommendation: Pending
- 2004.0151D (M. WOODS: (415) 558-6315)
 2250 JACKSON STREET north side between Buchanan and Webster Streets; Lot 008 in Assessor's Block 0589 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.07.07.8857S, proposing to merge five dwellings units to a single-family residence in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.

 Preliminary Recommendation: Pending

(Continued from Regular Meeting of June 10, 2004) (Proposed for Continuance to October 14, 2004)

8. 2004.0333C (G. CABREROS (415) 558-6169) 2443-2445 CLEMENT STREET - south side between 25th and 26th Avenues; Lots 035 and 036 in Assessor's Block 1457. Request for Conditional Use Authorization under Planning Code Section 717.11 to allow development of a lot greater than 5,000 square feet in area in the Outer Clement Street Neighborhood Commercial District and a 40-X Height and Bulk District. The project proposes demolition of three non-residential structures and new construction of a 40-foot tall, four-story, mixed-used building with one ground-floor commercial space and nine residential units. Preliminary Recommendation: Approval with Conditions (Proposed for Continuance to November 4, 2004)

B. COMMISSIONERS' QUESTIONS AND MATTERS

- 9. Consideration of Adoption of Draft Minutes of July 1, 15 and 22, 2004.
- Commission Comments/Questions

C. DIRECTOR'S REPORT

- 11. Director's Announcements
- 12. Review of Past Week's Events at the Board of Supervisors and Board of Appeals.
- 13. 2003.1254D (E.TOPE: 415-558-6316) 170 ST GERMAIN AVENUE- - North side at Glenbrook Avenue; Lot 009 in Assessor's Block 2708 — Status report and Commission comment on allegations that the Planning Commission had based approval of Building Permit Application No. 2003.07.31.0905, proposing to construct a horizontal and vertical addition to an existing single family dwelling in an RH-1 (D) (Residential, House, One-Family, Detached Dwellings) District and a 40-x Height and Bulk District, on false information. The Commission requested a tentative re-hearing of this case on October 7, 2004.
- D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED At this time, members of the public who wish to address the Commission on agenda Items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTIONS - Public Hearing Closed

14. 2003.1226DV (K. MCGEE: (415) 558-6367) 266-270 14th STREET - north side of 14th Street, between Mission and South Van Ness Streets, Lot 20 in Assessor's Block 3531- Request for Discretionary Review for Building Permit Application 2003.11.26.1242 proposing to change the use of the building from a live/work use to an assembly and entertainment use per Planning Code Section 221. The property is located in a C-M (Heavy Commercial) Zoning District, in a 40-X Height and Bulk District, and in the Housing/Mixed Use area of the Eastern Neichborhoods.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

(Continued from July 15, 2004 Hearing)

NOTE: On July 15, 2004, following public testimony, the Commission closed the public hearing and continued this matter to September 2, 2004 by a vote of +4-0 (Commissioner Bradford Bell was absent and Commissioner Olague was excused) in order to review the new Conditions of Approval. Public Comment is open only issues related to the Conditions of Approval.

F. REGULAR CALENDAR

demolition.

as revised.

demolition.

- 15a. 2003.0404D (B. FU: (415) 558-6613) 971 CAPP STREET east side between 24th and 25th Streets; Lot 017 in Assessor's Block 6518 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2004.07.22.9493 to demolish an existing single-family dwelling (the project also proposes the construction of a new four-family dwelling) in an RM-2 (Residential, Mixed, Moderate Density) District with a 40-X Height and Bulk Designation. Preliminary Recommendation: Do Not Take Discretionary Review and approve
- 15b. 2004.0761D (B. FU: (415) 558-6613) 971 CAPP STREET east side between 24th and 25th Streets; Lot 017 in Assessor's Block 6518 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new construction as a result of housing demolition, of Building Permit Application No. 2004.07.22.9494 for the new construction of a four-family dwelling in an RM-2 (Residential, Mixed, Moderate Density) District with a 40-X Height and Bulk Designation.

Preliminary Recommendation: Do Not Take Discretionary Review and approve the project as submitted.

- 16. 2004.0367D 40 DAY STREET – north side between Dolores Street and San Jose Avenue; Lot 009 in Assessor's Block 6634 – Request of Discretionary Review of Building Permit Application No. 2004.01.21.4492, proposing to fill in a rear building notch on either side of the first and second floors and construct a one-story rear addition and a third story vertical addition to an existing one-story over garage, single-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project
- 17a. 2004.009TD (G. NELSON (415) 558-6257) 2070 GOLDEN GATE AVENUE north side between Central and Lyon Streets; lot 019 in Assessor's Block 1150 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.09.29.6052, proposing to demolish a two-story two-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The two-family dwelling is located at the front of the lot. There are related proposals to demolish a single-family dwelling at the rear of the lot and to construct a four-story, three-family dwelling with three off-street parking spaces. Preliminary Recommendation: Do Not take Discretionary Review and approve the
- 17b. 2004.0098D (G. NELSON: (415) 558-6257) 2070 GOLDEN GATE AVENUE – north side between Central and Lyon Streets; lot 019 in Assessor's Block 1150 – Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2004.02.23.6957, proposing to demolish a one-story single-family

dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The single-family dwelling is located at the rear of the lot. There are related proposals to demolish a two-family dwelling at the front of the lot and to construct a four-story, three family dwelling with three off-street parking spaces.

Preliminary Recommendation: Do Not take Discretionary Review and approve the demolition

17c. 2004.0099D (G. NELSON (415) 558-6257)
2070 GOLDEN GATE AVENUE – north side between Central and Lyon Streets; lot 019 in Assessor's Block 1150 – Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.09.29.6049, proposing to construct a four-story, three-family residential structure with three off-street parking spaces in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. There are related proposals to demolish a two-family dwelling at the front of the lot and a single-family dwelling at the rear of the lot.

Preliminary Recommendation: Take Discretionary Review and approve the new construction with modifications.

18. 2004.0544D (G. NELSON (415) 558-6257) 850 EL CAMINO DEL MAR – north side between 32nd Avenue and Lake Street; lot 020 in Assessor's Block 1312 – Request for Discretionary Review of Building Permit Application No. 2004.01.21.4516, proposing to alter a single-family dwelling by creating a new hipped roof, enlarging a rooftop stair penthouse, expanding the second floor by 4 feet at both the front and rear, enclosing an exterior corridor and extending a rear terrace at the first floor, in an RH-1(D) (Residential, Single-Family, Detached) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do Not take Discretionary Review and approve the project.

19. 2004.0365DD (G. CABREROS: (415) 558-6169) 850 45Th AVENUE - east side between Cabrillo and Fulton Streets; Lot 024 in Assessor's Block 1687 - Requests for Discretionary Review of Building Permit Application No. 2003.08.22.2792 proposing to add a second dwelling unit, add two floors and a horizontal addition to the rear of the existing single-family residence resulting in a fourstory, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve with modifications.

(Continued from Regular Meeting of July 22, 2004)

200. 2004.0540D
 (D. SIROIS: (415) 558-6313)
 1050 DOLORES STREET – west side between 23rd & 24th Streets, Lot 037, in Assessor's Block 3649 - Mandatory Discretionary Review, under the Planning Commission's Policy on Dwelling Unit Mergers, of Building Permit Application No. 2004.04.13.1112, proposing to convert a five-family dwelling to a four-family dwelling The subject property is located in an RM-1 (Residential, Mixed, Low density) District in a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve dwelling unit merger

4:00 p.m.

21. (G. GREEN: (415) 558-6411)

REVIEW AND COMMENT ON INTERIM POLICIES AND CONTROLS FOR THE EASTERN NEIGHBORHOODS: (including eastern SOMA, Showplace Square, and the Mission). Review and comment on adopted policies and initiated draft interim controls, which were established by the Planning Commission on February 12, 2004 to set forth areas for Housing and Mixed Uses, Core PDR (Production, Distribution, and Repair), and Housing/PDR in specified Eastern Neighborhoods Community Plan Areas. This hearing will summarize prior Commission actions and provide an opportunity for the Commission to comment on Staff recommendations for potential policy amendments and modifications to initiated interim controls.

NOTE: On February 12, 2004, the Commission adopted Resolution 16726 initiating draft controls and Resolution 16727 adopting policies for portions of the Eastern Neighborhoods. On May 6, 2004, the Commission adopted Resolution 16783, which amended the boundaries of the SOMA as addressed under Resolution 16727. On March 25, 2004, Commission President Bradford Bell re-opened the consideration of initiation of interim controls for the Mission, as addressed under Resolution 16726. On June 3, 2004, without a hearing, the Commission continued the matter to July 1, 2004. On July 1, 2004, the Commission held a public hearing and continued the matter to September 2, 2004.

- 22. 2003.0980C (D. SIROIS: (415) 558-6313) 4840 MISSION STREET north side between Onondaga Avenue and Seneca Avenue, (AKA Valente, Marini & Co. Funeral Home). Lots, 019, 025 & 026 in Assessor's Block 6956 Request for Conditional Use authorization under Planning Code Sections 712.64 (mortuary use) and 712.21 (use size over 5,999 square feet) to construct a new two-story, 13,740 square-foot mortuary facility that would replace the existing 26,32 square-foot Valente, Marini & Co. Funeral Home. The subject property is located in NC-3 (Moderate-Scale Neighborhood Commercial) and RH-1 (Residential House, Single Family) Districts and in a 40-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions
- 23. 2004.0658T (P. LORD: (415) 558-6311) PARK NEXUS STUDY Consideration of an Ordinance amending San Francisco Planning Code Section 139 to provide that \$100,000 of Downtown Special Park Fund monies shall be used to fund a nexus study, under the direction of the General Manager of the Recreation and Park Department, to examine whether the Downtown Park Fees should be imposed on uses other than office and on geographical areas of the City other than C-3 uses districts and making findings of consistency with the priority policies of Planning Code Section 10.1.1 and the General Plan. Preliminary Recommendation: Approval

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items, respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those Items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing



SAN FRANCISCO PLANNING COMMISSION Notice of Meeting

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Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place

September 9, 2004 1:30 PM

Regular Meeting

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DOCUMENTS DEPT.

SEP - 7 2004

SAN FRANCISCO PUBLIC LIBRARY

09-07-04P02.28 REVD

President: Shelley Bradford Bell
Vice-President: Sue Lee
Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1860 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (e)lipht days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1860 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day The hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: Inda.every@efgov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Nonega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (1415) 554-7840 or by E-mail at Donna-Hall (8% groups).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception,

1:30 PM

ROLL CALL: Commission President:

Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee

Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1a 2001.0249CV

(K. AMDUR: (415) 558-6351)

605 KEARNY STREET - west side between Sacramento and Commercial Streets, Lot 7 in Assessor's Block 226 - Request for a Conditional Use authorization for a building exceeding 35 feet in height in the Chinatown Community Business (CCB) Zoning District and a 50-N Height and Bulk District. The proposal is to add one four-story dwelling unit to an existing one-story commercial building on a small, approximately 700 square foot, 29.5-foot deep lot. The commercial unit on the ground floor would remain. The building would be 50 feet in height with the proposed addition. The addition, like the existing commercial building, would cover the entire small site. No parking would be provided. Both a parking and a rear yard/site coverage variance would be required and will be considered by the Zoning Administrator at the same hearing as the Conditional Use authorization. Required open space would be provided on a rooftop terrace.

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of July 22, 2004) (Proposed for Continuance to October 7, 2004)

1b. 2001.0249CV

(K. AMDUR: 558-6351)

2001.22490_V
605 KEARNY STREET - west side between Sacramento and Commercial Streets, Lot 7 in Assessor's Block 226 - Request for a Variance for rear yard/site coverage and parking for a building in the Chinatown Community Business (CCB) Zoning District and a So-N Height and Bulk District. The proposal is to add one four-story dwelling unit to an existing one-story commercial building on a small, approximately 700 square foot, 29.5-foot deep lot. The commercial unit on the ground floor would remain. The building would be 50 feet in height with the proposed addition. The addition, like the existing commercial building, would cover the entire small site, and no parking would be provided. Required open space would be provided on a rooftop terrace. Conditional use authorization is also required for a building in the CCB to exceed 35 feet in height. (Continued from Regular Meeting of July 22, 2004)

Proposed for Continuance to October 7, 2004)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Commission Comments/Questions

C. DIRECTOR'S REPORT

- 3. Director's Announcements
- 4. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

- (L. BADINER: (415) 558-6350)
 Status Report on 727 Van Ness Avenue as a response to comments raised during Public Comment at the Planning Commission hearing on September 2, 2004.
- 6. 1999.210C 3620 19th STREET - north side between Guerrero and Oakwood Streets; Lots 18, 68, 70 in Assessor's Block 3752 - Status report and Commission comment on a 39-unit residential planned unit development approved by the Planning Commission under Motion No. 16134 on April 5, 2001, and amended, on appeal, by the Board of Supervisors under Board Resolution No. M01-76 on July 2, 2001. The project site has been sold and the new owners have modified the design. It is within an RH-2 (Residential, House, Two-Family) and RH-3 (Residential, House, Three-Family) Use District and a 40-X Height and Bulk District. (Continued from Regular Meeting of September 2, 2004)

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

- 2004.0506D
 (R. CRAWFORD: (415) 558-6358) 464 30³¹¹ STREET north side between Noe and Sanchez Streets. Assessor's Block 6639 Lot 020 Request for Discretionary Review of Building Permit Application No. 2004 0310 8295, to construct horizontal and vertical additions to the existing one family dwelling including a full third story and a rear extension in an RH-2 (Residential House, Two Family) District, and a 40-X Heioht and Bulk District.
 - Preliminary Recommendation: Do Not Take Discretionary Review and approve the project as proposed.
 - (Continued from Regular Meeting of August 12, 2004)

NOTE: On August 12, 2004, after public testimony, the Commission closed the public hearing and continued the item to September 9, 2004 by a vote of +5-0. Commissioner Bradford Bell was absent.

- 8a. 2004,0676D (J. PURVIS: (415) 558-6354) 77 BLUXOME STREET south side between 4th and 5th Streets; Lot 019 in Assessor's Block 3786, within an SSO (Service/Secondary Office) Mixed-Use District, and a 65-X Height and Bulk District in the Industrial Protection Zone. Mandatory Discretionary Review under Resolution No. 16202 of Demolition Permit Application No. 2003.06.10.6727 to demolish a two-story commercial building, formerly used as PDR space, and its replacement by a seven-story, 108-unit SRO (Single Room Occupancy) residential building with a 16-space residential parking garage on the ground floor,
 - subject to a rearyard modification.
 Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit.
 - NOTE: On August 12, 2004, following public testimony, the Commission closed the public hearing and made a motion to not take Discretionary Review and Approve the Project by a vote of +2-3 (Commissioners Hughes, Olague and S. Lee voted No). The motion failed to carry. The Commission continued this item to

September 9, 2004 to allow the absent Commissioner to participate. Commissioner Bradford Bell was absent.

8b. 2004.0677D (J. PURVIS: (415) 558-6354) 77 BLUXOME STREET - south side between 4th and 5th Streets; Lot 019 in Assessor's Block 3786, within an SSO (Service/Secondary Office) Mixed-Use District and a 65-X Height and Bulk District in the Industrial Protection Zone - Mandatory Discretionary Review under Resolution No. 16202 of Building Permit Application No. 2003.06.10.6726 to construct a seven-story, 108-unit SRO residential building following the demolition of a two-story commercial building.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

NOTE: On August 12, 2004, following public testimony, the Commission closed the public hearing and made a motion to not take Discretionary Review and Approve the Project by a vote of +2-3 (Commissioners Hughes, Olague and S. Lee voted No). The motion failed to carry. The Commission continued this item to September 9, 2004 to allow the absent Commissioner to participate. Commissioner Bradford Bell was absent.

8c. 2003.0366\(\frac{V}{T7 \text{ BLUXOME STREET}}\) - south side between 4th and 5th Streets; Lot 019 in Assessor's Block 3786, within an SSO (Service/Secondary Office) Mixed-Use District, and a 65-X Height and Bulk District in the Industrial Protection Zone. Request for Rear Yard Modification under Planning Code Section 134 (e) to construct an 65-foot-tall, seven-story SRO residential building, with open space provided within a 1,530 square-foot inner court, a 420 square-foot rear setback, and a 3,400 square foot roof deck in lieu of the 2,100 square foot (25 percent of lot area) standard rear yard.

NOTE: On August 12, 2004, following public testimony, the Acting Zoning Administrator continued this item to September 9, 2004.

F. REGULAR CALENDAR

9. 2004.0645C (D. SIROIS: (415) 558-6313) 5825-5845 MISSION STREET, 50-68 OLIVER STREET & 846-848 BRUNSWICK STREET (aka SAN FRANCISCO CHRISTIAN CENTER) Lots 2,3,5,14,15,27 Assessor's Block 6472 - Request for conditional use authorization to amend a Planned Unit Development previously authorized by the Planning Commission under Motion No. 16517. The proposal includes the construction of a three-story 4,550 square-foot horizontal addition to the rear of the existing church building located at 5825 Mission Street. This amendment requires conditional use findings for non-residential use size over 4,000 square feet for the proposed addition to the church building pursuant to Planning Code Sections 711.21, 121.2 & 303(c) . Lots 2 & 27 of the project site are located in an NC-2 (Small-Scale Neighborhood Commercial) District, and lots 3,5,14 & 15 are located in an RH-1 (Residential House, One-family) District. The entire site lies in a 40-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions

10. 2004.0617C (M. LI: (415) 558-6396) 1458-1462 GRANT AVENUE - southeast corner at Union Street, Lot 021 in Assessor's Block 0115 - Request for conditional use authorization to establish a full-service restaurant (dba "North Beach Pizza") of approximately 2,500 square feet within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. The project consists of relocating two existing restaurants and consolidating them into one restaurant at this location. North Beach Pizza is proposing to occupy two of the four

existing storefronts on the ground floor, which are presently vacant. There will be no physical expansion of the existing building. Conditional use authorization is also required to use a patio at the rear of the property for outdoor seating. The proposed use is not "formula retail" as defined in Section 703.3 of the Planning Code.

Preliminary Recommendation: Approval with conditions

- 11a. 2004.0463C (B. FU: (415) 558-6613) 470 CLEMENTINA STREET north side, between 5th and 6th Streets, Lot 073 in Assessor's Block 3732 Request for Conditional Use authorization pursuant to Planning Code Sections 157 and 204.5 to allow seven off-street parking spaces, for a new 12-unit building, in excess of accessory amounts in the South of Market Residential Service District (RSD) with a 40-X/85-B Height and Bulk Designation, and in a Mixed Use Housing area, pursuant to Planning Commission Resolution No. 16727. Preliminary Recommendation: Disapproval
 - 11b. 2004.0464C 475 TEHAMA STREET - south side, between 5th and 6th Streets, Lot 082 and 083 in Assessor's Block 3732 - Request for Conditional Use authorization pursuant to Planning Code Sections 157 and 204.5 to allow seven off-street parking spaces, for a new 12-unit building, in excess of accessory amounts in the South of Market Residential Service District (RSD) with a 40-X/85-B Height and Bulk Designation, and in a Mixed Use Housing area, pursuant to Planning Commission Resolution No. 16727. Preliminary Recommendation: Disapproval
 - 12. 2003.0657C (G. CABREROS (415) 558-6169) 1730 VAN NESS AVENUE east side between Clay and Sacramento Streets, Lot 019 in Assessor's Block 0622 Request for Conditional Use authorization under Planning Code, to allow the expansion of an institutional use (American Buddhist Cultural Temple) (Section 209.3), the creation of a commercial space above the ground floor (Section 209.3), construction of a building exceeding 40 feet in height (Section 253), and exceptions from the prescribed bulk limits (Section 271) in an RC-4 (Residential Commercial Combined, High Density) District, the Van Ness Special Use Districting up dan 80-D Height and Bulk District. The project would result in a four-story building up to 80 feet in height containing a sanctuary, a bookstore, group housing for monks, a dining hall, dormitory rooms for students, conference rooms, offices and various other rooms associated with the institution.
 - Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of September 2, 2004)
 - 13a. 2004.0070D (M. SMITH: (415) 558-6322) 23 EUREKA STREET - east side between 17th and Market Streets, Lot 048 in Assessor's Block 2649 - Request for Discretionary Review of Building Permit Application No. 2004.02.12.6324, proposing to raise the existing noncomplying rear building 5'-6" to create habitable area at the ground floor. The proposal includes constructing adeck and reconfigured stairs at the front of the building and infilling the light well at the southeast corner of the building with a one-story addition. No work is proposed for the two-unit building at the front of the lot. The property is located in a RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve the project with
- 13b. 2004.0070V

 23 EUREKA STREET east side between 17th and Market Streets, Lot 048 in Assessor's

 Block 2649 Request for a rear yard variance for Building Permit Application No.

 2004.02.12.6324. proposing to raise the existing non-complying rear building 5'-6" to

modifications.

Modifications

create habitable area at the ground floor. The proposal includes constructing a deck and reconfigured stairs at the front of the building and infilling the light well at the southeast corner of the building with a one-story addition. The project is subject to a rear yard variance request for the expansion of a non-complying building that is located within the required rear yard. The property is located in a RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.

- 14. 2004.0495D (M. SMITH: (415) 558-6322) 2142 40Th AVENUE east side between Quintara and Rivera Streets, Lot 042 in Assessor's Block 2178 Request for Discretionary Review of Building Permit Application No. 2003.11.17.0325, proposing to construct a two-story horizontal addition and stairs at the rear of the building and construct a one-story vertical addition on top of the building, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do Not Take Discretionary Review and approve the Project.
- 15. 2004.0535DD (R. CRAWFORD: (415) 558-6358) 2059 23rd AVENUE west side between Pacheco and Quintara Streets. Assessor's Block 2143 Lot 015 Request for Discretionary Review of Building Permit Application No. 2004 0312 8471, to construct a two story addition to the rear of the existing dwelling in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk District, Preliminary Recommendation: Take Discretionary Review and Approve the Project with
- 16a. 2004.0323D (R. CRAWFORD: (415) 558-6358) 1644 DIAMOND STREET - west side between 28th and 29th Streets. Assessor's Block 7520 Lot 007 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2004 0303 7704, to demolish an existing single family dwelling in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk District. Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project.
- 16b. 2004.0535D (R. CRAWFORD: (415) 558-6358) 1644 DIAMOND STREET - west side between 28th and 29th Streets. Assessor's Blocot 7520 Lot 007 - Request for Discretionary Review of Building Permit Application No. 2004 0303 7707, to construct a new single family dwelling, four stories in height in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk District. Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project.
- 17a. 2004.0338DDDV

 755 22nd AVENUE west side between Cabrillo and Fulton Streets: Lot 014 in Assessor's Block 1665 Requests for Discretionary Review of Building Permit Application No. 2003.09.29.6087S, proposing to construct a three-story horizontal extension at the rear of the existing three-story single family dwelling unit and to add an additional dwelling unit at the ground floor. The rear addition would increase the structure's depth by approximately 6 feet into the rear yard in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project. (Continued from Regular Meeting of September 2, 2004)

- 17b. 2004.0338DDDV (D. DIBARTOLO: (415) 558-6291) 755 22nd AVENUE west side between Cabrillo and Fulton Streets: Lot 014 in Assessor's Block 1665 The proposal is to construct a three-story horizontal extension at the rear of the existing three-story single family dwelling unit and to add an additional dwelling unit at the ground floor. A Variance is sought from the off-street parking requirements of Section 154, as the project would provide a 2-car tandem parking configuration rather than independently accessible parking as required by the Planning Code. The subject property is within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. (Continued from Regular Meeting of September 2, 2004)
- 18. 2004.0792D (D. DiBARTOLO: (415) 558-6291) 26 JOICE STREET - east side between California and Pine Streets: Lot 024 in Assessor's Block 0256 - Request for Discretionary Review of Building Permit Application No. 2003.02.20.7886S, proposing to construct a vertical and horizontal addition and to renovate the existing two-story single family structure. The vertical addition adds two new floor levels and the horizontal addition maintains the existing rear yard depth, while extending each floor level for the entire lot width. The subject property is within an RM-3 (Residential, Mixed, Medium-Density) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve the project.

G. PUBLIC COMMENT

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Adjournment:

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NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting Thursday, September 16, 2004

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday, September 16, 2004* has been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday, September 23, 2004*.

Linda D. Avery Commission Secretary DOCUMENTS DEPT.

SEP 1 3 2004

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COMMISSIONER
WILLIAM L. LEE

CHRISTINA OLAGUE

DIRECTOR OF PLANNING COMMISSION SECRETARY

COMMISSIONER

14

9/16/04 cancelled

GERALD G. GREEN LINDA D. AVERY



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

DOCUMENTS DEPT.

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Calendar

SEP 2 0 2004

SAN FRANCISCO

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, September 23, 2004

1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee; Christina Olaque

Commission Secretary: Linda D. Avery

9/23/04

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/crepondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: India avery @87400.vca

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone that the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this callendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: neighbor of the property of the supervisors and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings.)

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbvist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web sigh ethtp/lwww.stopo-organized-productions.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by tax at (415) 554-7854 or by E-mail at Donna Hall @stgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.stgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President:

Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee

Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1a. 2004.0234CV 2917-2919 24TH STREET - south side between Florida and Alabama Streets; Lot 015 in Assessor's Block 426 - Request for Conditional Use Authorization under Planning Code Section 161(j) to add three dwelling units to a commercial building without providing off-street parking. The dwelling units would be provided through a vertical addition, adding one new floor plus mezzanine above the existing two-story building with a six- and ten-foot setback from the existing front building wall. A Rear Yard Modification is sought under Section 134(e) to provide rear yard open space within front and rear setbacks. The site is within the 24th Street-Mission Neighborhood Commercial Use District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Approve with conditions (Proposed for Continuance to November 4, 2004)

- 1b. 2004.0234CV_ (J. PURVIS: (415) 558-6354) 2917-2919 24TH STREET south side between Florida and Alabama Streets; Lot 015 in Assessor's Block 426 Request for Rear Yard Modification under Section 134(e) to provide rear yard open space for three dwelling units within front and rear selbacks. The Zoning Administrator will hear the Rear Yard Modification immediately following the Planning Commission's hearing on the Conditional Use. The site is within the 24th Street-Mission Neighborhood Commercial Use District, and a 40-X Height and Bulk District. (Proposed for Continuance to November 4, 2004)
- 2. 2003.0262E (A. AGUILAR: (415) 558-5973) TENTH/MARKET/MISSION STREETS MIXED-USE PROJECT (AKA 1401-1435 MARKET STREET) - Certification of a Final Environmental Impact Report: The project site is at Assessor's Block 3507, Lot 39, and is located in the C-3-G (Downtown General Commercial) Zoning District and in the 150-S, 200-S, and 320-S Height and Bulk Districts. The project site is approximately 95,000 square feet on the west side of Tenth Street between Market and Mission Streets. The project site is within the proposed Mid-Market Redevelopment Project Area. The project sponsor proposes to construct a 24-story, 320-foot-tall office building fronting Market Street which would provide municipal offices uses: a 21-story. 200-foot-tall market-rate housing tower fronting Tenth Street which would provide up to 250 units; and a 15-story, 150-foot-tall affordable senior housing tower would provide up to 200 units. The project would include approximately 313 offstreet parking spaces and the total gross square footage for the proposed project would be approximately 1,024,119. The proposed project would require demolition of seven structures, which contain approximately 166,700 grosssquare-feet of vacant office space and removal of 108 surface parking spaces.

Preliminary Recommendation: Certify the Final Environmental Impact Report. Please note that the public review period for the Draft Environmental Impact Report ended at 5:00 pm, June 28, 2004.

(Proposed for Continuance to November 4, 2004)

- 2003 0262FIKXCVMRTZ (M. LI: (415) 558-6396) 3. TENTH/MARKET/MISSION STREETS MIXED-USE PROJECT (AKA 1401-1435) MARKET STREET) - southwest corner at 10th Street, Lot 039 in Assessor's Block 3507 - The proposed project is (1) the creation of the 10th & Market Special Use District. (2) the construction of a 320-foot-high office building at the corner of 10th & Market that will be owned and occupied by the City and County of San Francisco. (3) the construction of a 200-foot-high building along 10th Street containing up to 250 market-rate dwelling units with a garage containing up to 230 parking spaces, and (4) the construction of a 150-foot-high building at the corner of 10th & Mission containing up to 200 affordable dwelling units for senior citizens. The project requires a Planning Code text amendment, a zoning map amendment, a General Plan amendment, associated General Plan referrals, approval pursuant to Section 309 of the Planning Code. conditional use authorization, and a variance. The Planning Code text amendment consists of adding the 10th & Market Special Use District to Article 2 of the Planning Code, which would exempt residential uses from the calculation of floor area ratio. The zoning map amendment consists of adding the 10th & Market Special Use District to Map 7 of the Zoning Maps of the City and County of San Francisco. The General Plan amendment consists of adding the proposed 10th & Market Special Use District to Map 1 ("Downtown Land Use and Density Plan") of the Downtown Area Plan and adding a new policy to Objective 6 of the Downtown Area Plan. (Proposed for Continuance to November 4, 2004)
- 4a. 2004.0130CV (J. MILLER: (415) 558-6344) 1353-1355 BUSH STREET - south side between Larkin and Polk Streets, with additional frontage on Fern Street, Lot 13 in Assessor's Block 669, in an the Polk Street Neighborhood Commercial District ("NCD") and a 65-A Height and Bulk District - Request for Conditional Use authorization for use size in excess of 3,000 square feet for a music training facility ("Music City"), with a Full-Service Restaurant and Bar with live entertainment, open after hours (between 2:00 and 6:00 A.M.) also requiring a Variance for off-street parking and usable open space for an upper-floor group-housing use.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of July 22, 2004)

NOTE: On July 22, 2004, following public testimony, the Commission continued the matter to September 23, 2004 instructing the project sponsor to continue discussing issues with neighbors. *Public comment remains open.*

(Proposed for Continuance to October 14, 2004)

4b. 2002.0130CV 1353-1355 BUSH STREET - south side between Larkin and Polk Streets, with additional frontage on Fern Street, Lot 13 in Assessor's Block 689, in the Polk Street Neighborhood Commercial District ("NCD") and a 65-A Height and Bulk District - Off-Street Parking and Usable Open Space Variances sought in conjunction with the conversion of existing tourist hotel rooms to group housing (residential hotel rooms) and for a Full-service Restaurant and Bar and music training facility ("Music City") with no off-street parking and no outdoor open area. (Continued from Regular Meeting of July 22, 2004) NOTE: The Acting Zoning Administrator continued this item to September 23, 2004. *Public comment remains open*.

(Proposed for Continuance to October 14, 2004)

4c. 2002.0129C (J. MILLER: (415) 558-6344) 835 HYDE STREET - west side between Bush and Sutter Streets, Lot 3 in Assessor's Block 279, in an RC-4 (Residential Commercial Combined, High Density) District and a 130-E Height and Bulk District - Request for authorization of a Conditional Use for a Tourist Hotel (conversion of 31 "residential" hotel rooms, being consolidated at another location, to "tourist" rooms) with no off-street parking.

Preliminary Recommendation: Approval with conditions

NOTE: On July 22, 2004, following public testimony, the Commission continued the matter to September 23, 2004 instructing the project sponsor to continue discussing issues with neighbors. Public comment remains open.

(Proposed for continuance to October 14 2004)

5. 2003.1164D (M. WOODS: (415) 558-6315) 6725 CALIFORNIA STREET - south side between 29th and 30th Avenues, Lot 47 in Assessor's Block 1404 - Request for Discretionary Review of Building Permit Application No. 2003.03.13.9612 proposing to alter the existing two-story, single-family dwelling by raising the building approximately eight feet in order to create a new ground floor to contain a two-car garage, with a new dwelling unit behind, and expanding the building to the front, rear and sides. The subject property is located in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Heioth and Bulk District.

Preliminary Recommendation: Take Discretionary Review and deny the application.

(Continued from Regular Meeting of August 5, 2004)

NOTE: On January 22, 2004, following public testimony, the Commission closed the public hearing. The Commission expressed concerns that statements about preserving this structure or the essence of it are not reflected in the plans submitted. Item continued to March 25, 2004. Public hearing will remain open on any new information presented.

NOTE: On March 25, June 3, and June 24, 2004, without a hearing, the Commission continued this matter. Public hearing remains open on any new information submitted/presented.

NOTE: The Discretionary Review has been withdrawn by the neighbor. Based on revised plans, dated September 2, 2004, submitted to the Department, the plans indicate that the existing building character would be preserved and would not be considered a de facto demolition of the existing building.

B. COMMISSIONERS' QUESTIONS AND MATTERS

- 6. Consideration of Adoption Draft Minutes of August 5, 2004.
- Commission Comments/Questions

C. DIRECTOR'S REPORT

- 8. Director's Announcements
- 9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

10 . Report on SRO Policies (G.GREEN/L. BADINER: (415) 558-6411)

D CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item.

11. 2003.08770 (M. WOODS: (415) 558-6315) 1843, 1845, 1847, 1849, 1851 and 1853 FILBERT STREET - south side between Laguna and Octavia Streets, Lot 26 in Assessor's Block 0530, six unit residential condominium conversion in an RH-2 (Residential, Two-Family) District and a 40-X Height and Bulk District. The proposal is to change the existing building to a condominium form of ownership and does not involve expansion, alteration, or demolition of the existing building. Preliminary Recommendation: Approval of condominium conversion subdivision application.

E. REGULAR CALENDAR

- 12. (P. LORD: (415 558-6311)

 ARTS ELEMENT Informational staff presentation on the Arts Element of the General Plan. Staff briefing on the history and policy goals contained in the Arts Element. Richard Newirth, Director of the San Francisco Arts Commission will participate in the presentation with comments on the efficacy and implementation of this element of the General Plan since its adoption in 1990. Preliminary Recommendation: No Action
- 13. 2004.0602D (G. CABREROS: (415) 558-6169) 1923 WEBSTER STREET west side between California and Pine Streets, Lot 005 in Assessor's Block 0653 Request for Discretionary Review of Building Permit Application No. 2004.03.01.7434, proposing to raise the existing building two feet to accommodate a new garage in the ground floor and to construct a rear horizontal addition to the existing one-story-over-basement, single-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 14. 2004.0598D (G. CABREROS: (415) 558-6169) 2740-2742 FILBERT STREET - north side between Broderick and Baker Streets, Lot 010 in Assessor's Block 0942 - Request for Discretionary Review of Building Permit Application No. 2004.04.08.0828, proposing to convert the existing attic into habitable space and to construct a rear horizontal addition to the existing four-story, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project.

15. 2004.0399DD (G. CABREROS: (415) 558-6169) 2121-2123 LEAVENWORTH STREET - west side between Greenwich and Filbert Streets, Lot 002 in Assessor's Block 0094 - Requests for Discretionary Review of Building Permit Application No. 2003.08.28.3345, proposing to construct a new fifth floor and a side horizontal addition to the existing four-story, two-unit building in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

(Continued from Regular Meeting of June 24, 2004)

16. 2004.0635D 3150 18^{7M} STREET (aka 470 TREAT AVENUE) - northwest corner of 18th Street and Treat Avenue, Lots 2 and 12 in Assessor's Block 3573 - Mandatory Discretionary Review under the Eastern Neighborhoods Interim Policies (Planning Commission Resolution No. 16727) of Building Permit Application No. 2004.05.21.4487 and Demolition Permit Nos. 2004.05.21.4488 and 2004.05.21.4488 proposing to demolish existing light-industrial structures and to construct a new structure that would contain approximately 260 units of rental workshops for arts activities, light manufacturing, repair and small business service uses, approximately 54 off-street parking spaces, a care-taker's unit, and a small caté, in an M-1 District, a 50-X Height and Bulk District, and within a Core PDR Zone as designated in the Eastern Neighborhood Interim Policies.

Preliminary Recommendation: Take Discretionary Review and approve the project with conditions.

(Continued from Regular Meeting of September 2, 2004)

17. 2004.0360DD (R. CRAWFORD: (415) 558-6358) 1422 45TH AVENUE - East side between Judah and Kirkham Streets. Assessor's Block 1807 Lot 026 - Request for Discretionary Review of Building Permit Application No. 2004.02.04.5540, to construct horizontal and vertical additions to the existing one family dwelling including new second and third floors in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications

(Continued from Regular Meeting of June 24, 2004)

NOTE: On June 24, 2004, the Commission stated that the top story was unacceptable and directed the sponsor to explore options that would eliminate the top floor and find another location for the displaced floor area. The matter was continued to September 23, 2004 by a vote +5 -0.

18. 2004.0285D (G. NELSON (415) 558-6257) 646 30TM AVENUE - east side between Anza and Balboa Streets; lot 1016f in Assessor's Block 1572 - Request for Discretionary Review of Building Permit Application No. 2002.12.09.3124, proposing to alter a single-family dwelling by adding an approximately 30 foot deep, two-story addition to the rear of a threestory, single-family dwelling, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

- 2004.0387D
 266 MAGELLAN AVENUE- east side between Sola and Pacheco Avenues, Lot 014 in Assessor's Block 2863 Request for Discretionary Review of Building Permit Application No. 2003.09.09.4302, proposing to construct a full floor one-story vertical addition on a single-family dwelling, located in a RH-1(D) [Residential, House, One-Family (Detached)] District and a 40-X Height and Bulk District.
 - Preliminary Recommendation: Do Not Take Discretionary Review and approve the Project
- 20. 2004 0569D (D. DIBARTOLO: (415) 558-6291) 73-75 LUPINE AVENUE east side between Euclid Avenue and Wood Street: Lot 005 in Assessor's Block 1057 Request for Discretionary Review of Building Permit Application No. 2003.10.22.8304, proposing to construct a vertical addition and add one residential unit at the existing one-story over garage two-unit structure. The project adds two partial floors, increasing the overall building height from 20 teet to 40 feet and converts the building from two to three units within an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take D R and approve the project.

- 21. 2004.0198C (D. DIBARTOLO: (415) 558-6291) 527 BALBOA STREET south side between 6th and 7th Avenues; Lot 032 in Assessor's Block 1638 Request for Conditional Use Authorization under Planning Code Section 161(j) to add one dwelling unit to a commercial building without providing an off-street parking space. The proposal is to convert a vacant commercial space to a residential unit at the second floor of the existing two-story commercial structure, without providing one off-street parking space as required under Section 151 of the Planning Code, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with conditions
- 22. 2003.1110T (C. NIKITAS:(415) 558-6306) REQUIRED SECOND MEANS OF EGRESS - Ordinance Amending the San Francisco Planning Code to Allow a Required Second Means of Egress Adoption of an ordinance amending the San Francisco Planning Code by adding a new section 136(c)4)(A)(-v) to allow certain stainways that are a required second means of egress under the Building Code, as permitted obstructions in the rear yard. The California Building Code no longer allows fire escapes as a second means of egress in most cases. This proposed text amendment provides an exemption to meet the requirements of the Building Code. This ordinance also includes changes to Section 311 and 312 to require neighbor notification for the addition of these stairways.

 Preliminary Recommendation: Recommend approval of the ordinance to the Baard of Supenyisors.

Board of Supervisors.
(Continued from Regular Meeting of July 15, 2004)

23. 2004.0231EZ (W. HASTIE: (415) 558-6381)

SECOND STREET AND SOUTH PARK - Consideration of a Board of Supervisors Ordinance amending Zoning Map Section 1H of the City and County of San Francisco to increase the Height from 40-X to 65-X for two parcels described as Assessor's Block 3775, Lots 007 & 008, between South Park and Brannan Street along Second Street.
Preliminary Recommendation: Approval

- 24a. 2003.1086CV <u>I SOUTH PARK</u> - south corner of 2nd Street and South Park; Assessor's Blocko 3775, Lot 7 - Request for Conditional Use Authorization to convert an historic industrial building into 35 dwelling units, per Section 818.14 of the Planning Code. The property is located within an SSO (Service/Secondary Office) District with a 40-X Height and Bulk limit, and is a contributory building within the South End Historic District. The Zoning Administrator will hear a related rear yard modification request. Preliminary Recommendation: Approve with conditions
- 24b. 2003.1086CV (W. HASTIE: (415) 558-6381) 1 SOUTH PARK south corner of 2nd Street and South Park; Assessor's Block 3775, Lot 7 Request for Rear Yard Modification, pursuant to Code Sections 134(e) and 307(g), for an exception to the rear yard requirement for the proposed dwelling units because the existing building has full lot coverage. The proposed project is the subject of a Conditional Use hearing as described above. The property is located within an SSO (Service/Secondary Office) District with a 40-X Height and Bulk limit, and is a contributory building within the South End Historic District.
- 25. 2004.0370C (G. NELSON: (415) 558-6257) 3640 BALBOA STREET - north side between 37th and 38th Avenues: Lot 005F in Assessor's Block 1580 - Request for Conditional Use authorization pursuant to Section 161(i) of the Planning Code to allow the construction of two dwelling units without off-street parking. The proposal is to enlarge a mezzanine story within an existing 20-foot tall commercial structure and to add two additional floors to the building, resulting in an approximately 40-foot tall, four-story building. The two top floors will each contain a dwelling unit. The reconfigured second floor will contain residential space ancillary to a dwelling unit above, and commercial/storage space associated with the restaurant below (considered a Business or Professional Service use per Section 711.53 of the Code). The subject property is within an NC-2 (Small Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with conditions. (Continued from Regular Meeting of July 15, 2004)
- 26. 2004.0251C (S. VELLVE: (415) 558-6263) <u>2298 MARKET STREET</u> - north side between Noe and Sanchez Streets, Lot 015 in Assessor's Block 3560 - Request for Conditional Use Authorization pursuant to Planning Code Section(s) 721.41 to establish a Bar; Section 721.48 to provide Other Entertainment; and Section 721.27 for Extended Hours at Cafe Flore. The project is within the Upper Market Neighborhood Commercial District and a 50-X Height and Bulk District. Preliminary Recommendation: Approval with conditions (Continued from Regular Meeting of July 22, 2004)
- 27. 2004.0550C (D. SIROIS: (415) 558-6313) 562 ARLINGTON STREET north side between Roanoke & Natick, Lot 023, in Assessor's Block 6726 Request for conditional use authorization under Planning Code Section 209.2(d) to establish an inn (bed and breakfast) use in an existing single-family house that would be owned, operated and occupied by the property owners. Three existing bedrooms in the property would be available for compensation to guests for short-term accommodation. No alteration to the

building is proposed under this application. The subject property is located in an RH-2 (Residential House, Two-Family) District in a 40-X Height and Bulk District. Preliminary Recommendation: Approval with conditions

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting Thursday, September 30, 2004

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday*, *September 30*, 2004 has been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday*, *October 7*, 2004.

Linda D. Avery Commission Secretary DOCUMENTS DEPT.

SEP 2 4 2004

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PLANNING COMMISSION ROSTER

CHRISTINA OLAGUE

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VICE-PRESIDENT SUE LEE
COMMISSIONER MICHAEL J. ANTONINI
COMMISSIONER KEVIN HUGHES
COMMISSIONER WILLIAM L. LEE

DIRECTOR OF PLANNING COMMISSION SECRETARY

COMMISSIONER

9/30/04

cancelled

GERALD G. GREEN LINDA D. AVERY



SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting & Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, October 7, 2004

12:30 PM

DOCUMENTS DEPT.

0CT - 42004

SAN FRANCISCO PUBLIC LIBRARY

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee: Christina Olaque

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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12:30 PI	Μ
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ROLL CALL: Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee Commissioners:

Michael J. Antonini; Kevin Hughes; William L. Lee:

Christina Olaque

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

B. **EXECUTIVE SESSION**

PUBLIC EMPLOYEE DISMISSAL/RETENTION: PUBLIC EMPLOYEE 1. APPOINTMENT/HIRING DIRECTOR OF PLANNING - The Planning Commission will meet in closed session pursuant to San Francisco Administrative Code Section 67.10(b) and Government Code Section 54957(b)(1) to review resumes of candidates for the position of Director of Planning and to consider and take possible action on whether to retain or dismiss the Director, whether to include the current Director's name among the candidates for the position of Director, and whether to nominate and forward to the Mayor a list of candidates for appointment to the position of Director.

At the conclusion of the closed session, and pursuant to Section 67.14(a) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information which a majority deems to be in the public interest.

Adjournment:



PLEASE NOTE TIME CHANGE

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, October 7, 2004

4:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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DOCUMENTS DEPT

OCT - 4 2004

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4:30	PM		

ROLL CALL: Commission President:

Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee

Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- - (Proposed for Continuance to October 14, 2004)
- 2004.0585D (R. CRAWFORD: (415) 558-6358)
 20 CRAGMONT AVENUE northeast side between 12th Avenue and Oriole Way.
 Assessor's Block 2123B Lot 001G Request for Discretionary Review of Building
 Permit Application No. 2004 0407 0748, construct a new three story single family
 dwelling on a vacant lot in an RH-1 (Residential House, One Family) District, and a 40-X
 Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and Modify the Project. (Proposed for Continuance to October 14, 2004)

3. 2004.0757D (T. TAM: (415) 558-6325) 707 HURON AVENUE - southeast side between Whipple and Farragut Streets, Lot 44 in Assessor's Block 7100 - Request for Discretionary Review for Building Permit Application No. 2004.01.30.5277S, to construct a new two-story rear horizontal extension to an existing two-story, single-family dwelling. The project also proposes converting the existing storage space on the ground floor into habitable area. The property is located in the RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

(Proposed for Continuance to October 14, 2004)

4. 2004.0760DDDD (T. TAM: (415) 558-6325) 4027-19TH STREET - south side between Noe and Hartford Streets, Lot 88 in Assessor's Block 3602 - Request for Discretionary Review for Building Permit Application No. 2003.05.20.5067S, to construct a two-story vertical addition to the existing one-story-over basement, two-unit dwelling. The project also proposes to convert the existing basement into habitable space and construct a new two-car garage. The property is located in the RH-3 (Residential, House, Three-Family) District and a 40-X Heiotht and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

(Proposed for Continuance to October 14, 2004)

5. 2004.0479D (T. WANG: (415) 558-6335) 10 PORTOLA DRIVE - southwest side between Fenton and Golding Lanes; Lot 021 in Assessor's Block 2826 - Request of Discretionary Review of Building Permit Application No. 2004.02.06.7278, proposing to extend the existing second and third floors towards the rear of the lot and construct a fourth story vertical addition to an existing twostory over garage, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications

(Proposed for Continuance to October 14, 2004)

6. 2004.0765D (D. SIDER: (415) 558-6697) 3616 FOLSOM STREET - west side between Eugenia and Powhattan Avenues, Lot 004 in Assessor's Block 5651 - Mandatory Discretionary Review of Building Permit Application Number 2004.03.31.0043 proposing to (1) merge two legal dwelling units into a single dwelling unit and (2) construct additions to the side, rear, and roof of the existing building. Planning Commission Resolution Number 16053 requires a Discretionary Review hearing for all projects, which result in the removal of a legal dwelling unit. The property is located in an RH-1 (Residential, House, Single-Family) Zoning District, the Bernal Heights Special Use District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

(Proposed for Continuance to October 14, 2004)

2004.0837D (M. WOODS: (415) 558-6315)
 2405 OCTAVIA STREET - west side between Broadway and Pacific Avenue; Lot 5 in Assessor's Block 578 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2004.02.03.5401S, proposing to reduce the existing seven-unit building to a five-unit building in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and disapprove the proposed dwelling unit merger.

(Proposed for Continuance to October 21, 2004)

- 2004.0666DD
 (S. SNYDER: (415) 558-6543)
 37 POWERS STREET north side between Coleridge and Mission Streets lot 6 in Assessor's Block 5518; Neighbor-initiated Discretionary Review of Building Permit Application No. 2004.04.05.0592, proposing to construct vertical and horizontal additions to a single-family dwelling in an RH-2 (House, Two-family) District and a 40-X Height and Bulk District, and the Bernal Heights Special Use District. Preliminary Recommendation: Pending (Proposed for Continuance to November 4, 2004)
- 9a. 2001.0249CV 605 KEARNY STREET - west side between Sacramento and Commercial Streets, Lot 7 in Assessor's Block 226 - Request for a Conditional Use authorization for a building exceeding 35 feet in height in the Chinatown Community Business (CCB) Zoning District and a 50-N Height and Bulk District. The proposal is to add one four-story dwelling unit to an existing one-story commercial building on a small, approximately 700 square foot, 29.5-foot deep lot. The commercial unit on the ground floor would remain. The building

would be 50 feet in height with the proposed addition. The addition, like the existing commercial building, would cover the entire small site. No parking would be provided. Both a parking and a rear yard/site coverage variance would be required and will be considered by the Zoning Administrator at the same hearing as the Conditional Use authorization. Required open space would be provided on a rooftop terrace.

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of September 9, 2004) (Proposed for Continuance to November 18, 2004)

- 9b. 201.0249CY
 605 KEARNY STREET west side between Sacramento and Commercial Streets, Lot 7 in Assessor's Block 226 Request for a Variance for rear yard/site coverage and parking for a building in the Chinatown Community Business (CCB) Zoning District and a 50-N Height and Bulk District. The proposal is to add one four-story dwelling unit to an existing one-story commercial building on a small, approximately 700 square foot, 29.5-foot deep lot. The commercial unit on the ground floor would remain. The building would be 50 feet in height with the proposed addition, The addition, like the existing commercial building, would cover the entire small site, and no parking would be provided. Required open space would be provided on a rooftop terrace. Conditional use authorization is also required for a building in the CCB to exceed 35 feet in height. (Continued from Regular Meeting of September 9, 2004)
 (Proposed for Continuance to November 18, 2004)
- 10. 2004,0389D 684 ARKANSAS STREET - west side between 20th and 22nd streets; Lot 016 in Assessor's Block 4098 - Neighbor-initiated Discretionary Review on the proposed conversion of a single-family dwelling to a two-family dwelling with vertical and horizontal extensions, under Building Permit Application No. 2003,05.22.5290. The site is in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project. (Proposed for Continuance to November 18, 2004).
- 11. 2004.0472I (D. ARGUMEDO: (415) 558-6284) <u>HASTINGS COLLEGE OF LAW</u> - Notification by Conling Administrator of filing of Hastings College of Law Institutional Master Plan per Planning Code Section 304.5 (d). The submitted institutional master plan details Hastings's current physical plant, demographics, and outlines their 10-year development plan. This public hearing is for receipt of public testimony only, while receipt of this institutional master plan does not constitute acceptance, or approval, of any of the detailed proposed projects. (Proposed for Continuance to November 18, 2004).
- 12a. 2003.0253D (G. NELSON: (415) 558-6257) 5126-5130 ANZA STREET north side between 42nd and 43rd Avenues; Lot 016 in Assessor's Block 1502 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2001.03.07.3680 to demolish an existing two-story two-family dwelling (the project also proposes the construction of a new two-family dwelling) in an H-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Pending.

 (Continued from Regular Meeting of August 5, 2004) (Proposed for Continuance to January 13, 2005)

12b. 2004.0682D (G. NELSON: (415) 558-6257) 5126-5130 ANZA STREET - north side between 42nd and 43rd Avenues; Lot 016 in Assessor's Block 1502. Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new construction to replace demolished housing, of Building Permit Application No. 2001.03.07.3684 for the new construction of a threestory, two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposed new building will contain two off-street parking

Preliminary Recommendation: Pending (Continued from Regular Meeting of August 5, 2004) (Proposed for Continuance to January 13, 2005)

13. 2004.0737Z (P. LORD: (415) 558-6311) 107 24Th AVENUE REZONING - Consideration of an Ordinance to amend the Planning Code by amending the Zoning Map of the City and county of San Francisco to change the use classification of the property located at 107 24th Avenue (Assessors Block 1334, Lot 1) from RH-1 (Low Density Residential) zoning to P (Public) and, making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

- 14. Consideration of Adoption Draft Minutes of August 12, September 2 and 9, 2004.
- Commission Comments/Questions

C. DIRECTOR'S REPORT

- Director's Announcements
- 17. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

- 18. 2004.0762! (D. ARGUMEDO: (415) 558-6284) UNIVERSITY OF SAN FRANCISCO Notification by Zoning Administrator of liling of 10 year Institutional Master Plan by the University of San Francisco and subsequent public hearing as per Planning Code section 304.5 (d). The purpose of this hearing is for the receipt of public testimony only and in no way constitutes an approval or disapproval of the Institutional Master Plan by the Planning Commission. The City requires each post-secondary and medical institution to submit, and have on file with the Planning Department, a current institutional master plan describing the existing and anticipated future development of that institution.
- 19. 2004.0739T (P. LORD: (415) 558-6311) LANDMARKS PRESERVATION ADVISORY BOARD ADVICE - Consideration of an a Ordinance amending Section 1009 and Section 356 of the Planning Code to provide that property owners may seek the written advice of the Landmarks Preservation Advisory Board as to whether proposed alterations to an historic property are consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Restructuring Historic Buildings, defining historic properties, providing that the Planning Department may charge any party requesting the Advisory Board's advice for the Department's time and materials costs,

and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

Preliminary Recommendation: Approval

- 200. (G. NELSON: (415) 558-6257)

 3640 BALBOA STREET north side between 37th and 38th Avenues; Lot 005F in Assessor's Block 1580 Request for Conditional Use authorization pursuant to Section 161(j) of the Planning Code to allow the construction of two dwelling units without off-street parking. The proposal is to alter a mezzanine story within an existing 20-foot tall commercial structure and to add two additional floors to the building, resulting na approximately 40-foot tall, four-story building. The two top floors will each contain a dwelling unit. The reconfigured second floor contains storage space ancillary to the restaurant below (considered a Business or Professional Service use per Section 711.53 of the Code). The subject property is within an NC-2 (Small Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with conditions.

 (Continued from Regular Meeting of September 23, 2004)
- 21. 2002.0271L (M. SNYDER: (415) 575.6891)
 150 OTIS STREET The Juvenile Court and Detention Home, north side between
 McCoppin Street and Duboce Avenue. Lot 7 in Assessor's Block 5513 Request for the
 Planning Commission to adopt a Resolution approving the designation of the
 Juvenile Court and Detention Home as Landmark 248, and recommending to the
 Board of Supervisors that they approve the designation of the Juvenile Court and
 Detention Home as Landmark 248.
 Preliminary Recommendation: Approval
- 22a. 2002.1220EIKCV (M. Li: (415) 558-6396) 999 GEARY STREET (AKA 990 POLK STREET) southeast corner at Polk Street, Lots 006 and 007 in Assessor's Block 0716 Adopting CEQA findings regarding a request to construct a nine-story, 84-foot-high building containing up to 110 dwelling units for low-income senior citizens within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 130-E Height and Bulk District. In response to the modified scope of the project, a memorandum dated May 12, 2004 was issued to revise the Final Mitigated Negative Declaration adopted on June 2, 2003.
 Preliminary Recommendation: Adoot the CEQA findings
- 22b. 2002.1220EIKCV (M. LI: (415) 558-6396) 999 GEARY STREET (AKA 990 POLK STREET), southeast comer at Polk Street, Lots 006 and 007 in Assessor's Block 0716 Request for conditional use authorization to (1) construct a nine-story, 84-foot-high building containing up to 110 dwelling units for low-income senior citizens on a lot exceeding 9,999 square feet and (2) reduce the number of required residential parking spaces within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 130-E Height and Bulk District. The project is proposing to provide 15 off-street parking spaces where 22 spaces are required. Preliminary Recommendation: Approve with conditions.
- 22c. 2002.1220EIKCY (M. LI: (415) 558-6396)
 999 GEARY STREET (AKA 990 POLK STREET) southeast corner at Polk Street, Lots
 006 and 007 in Assessor's Block 0716 Rear yard modification and dwelling unit
 exposure variance sought. The proposed project is the construction of a nine-story,
 84-foot-high building containing up to 110 dwelling units for low-income senior citizens
 within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 130-E Height
 and Bulk District. The project will not provide a Code-complying rear yard, and a total of
 seven dwelling units on the second and third floors will not provide the required exposure.

The rear yard modification and dwelling unit exposure variance will be considered by the Zoning Administrator.

- 23. 2004.0267C (G. NELSON (415) 558-6257) 3231-3237 PIERCE STREET - west side between Chestnut and Lombard Streets; Lots 005 and 006 in Assessor's Block 0489 - Request for Conditional Use authorization pursuant to Sections 145.2, 711.24, and 303 of the Planning Code to allow an outdoor activity area at the rear of two adjoining lots as part of a proposal to create a retail nursery (considered "Other Retail Sales and Services" per Sec. 790.102 of the Code) on the property. The proposal is also to demolish an existing single-story commercial structure at the front of LOT 005 and a garage structure at the rear of lot 005 and construct a commercial structure on lot 005. The outdoor nursery area would occupy the rear yards of both Lot 005 and 006. If approved, the proposed business (Sloat Garden Center) would have 11 retail stores (in the greater Bay area) and would then be considered a formula retail business per sections 703.3 and 711.40 of the Code. Preliminary Recommendation: Approval with Conditions. (Continued from Regular Meeting of September 2, 2004)
- 24a. 2003.0462D (G. NELSON (415) 558-6257) 261 26th AVENUE - west side between Lake and California Streets; lot 011 in Assessor's Block 1386 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.01.10.4988, proposing to demolish a two-story single-family home in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
- 24b. 2004.0755D (G. NELSON: (415) 558-6257) 261.26TH AVENUE - west side between Lake and California Streets; for 011 in Assessor's Block 1386 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.01.10.4991, proposing to construct a new fourstory, three-unit building with three off-street parking spaces in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
- 25. 2004.0608D (M. SNYDER: (415) 575-6891) 500 8¹⁴ STREET/1001 BRYANT STREET southwest corner of 8th Street and Bryant Street, Lots 001C and 10 in Assessor's Block 3781 Mandatory Discretionary Review of Building Permit Application No. 2004.06.16.6595 proposing to establish a automotive dealership, showroom, service center, and accessory administrative offices for Mercedes Benz in the Housing / PDR and the Housing / Mixed-Use Overlay Zones pursuant to Planning Commission Resolution 16727 (The Eastern Neighborhoods Interim Policies). The subject site is within a M-2 (Heavy Industrial) District and 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve the project
- 26a. 2003.0304CV 829 FOLSOM STREET - south side between 4th and 5th Streets, a through lot to Shipley Street; Lot 091 in Assessor's Block 3752 - Request for Conditional Use authorization under Planning Code Sections 207.5, 263.11, 271, and 157 to construct a nine-story, mixed-use building with up to 69 dwelling units at a density of one unit per 147 square feet of lot area under Section 207.5. to construct an 85-foot-tall building (with

as proposed.

tall mechanical penthouse) in the 40-X/85-B Height and Bulk District under Section 263.11, to exceed the bulk limits at the 50-foot height by 60 feet in length and 54 feet diagonally (by 48 feet in length and 42 feet diagonally at the 65-foot height) under Section 271; and to provide parking exceeding accessory amounts (with up to 62 spaces for project residents) under Section 157. On the ground floor, garage access would be provided at Shipley Street, and up to 5,000 gross square feet of retail space would be provided with access from Folsom Street. The proposed project would also require a rear yard modification and a variance from dwelling unit exposure requirements. The site is within an RSD (Residential/Service) South of Market Mixed-Use District, and a 40-X85-B Height and Bulk District.

Preliminary Recommendation: Approval with modifications and conditions

(Continued from Regular Meeting of August 12, 2004)

NOTE: On May 27, 2004, the Commission passed a motion of intent to approve by a vote +5 -1. Commissioner S. Lee voted no. Final Language July 1, 2004. Public test +50 approvement of the property of the prop

NOTE: On July 1, 2004, the Commission continued the matter to August 12, 2004. NOTE: On August 12, 2004, without a hearing, the Commission continued the matter to October 7, 2004.

26b. 2003.0304CV

(J. PURVIS: (415) 558-6354)

829 FOLSOM STREET - south side between 4th and 5th Streets, a through lot to Shipley Street; Lot 091 in Assessor's Block 3752 - Requests for Variances. The proposal is to construct a nine-story, mixed-use building with up to 69 dwelling units, up to 5,000 gross square feet of ground floor commercial space and a 62-space parking garage. A rear yard modification is sought under Section 134(e) to provide rear yard open space within an inner court and on a 7th floor setback of 10-15 feet along Shipley Street. A variance is sought from dwelling unit exposure requirements, as the horizontal dimensions of the inner court do not meet the requirements for an open area as defined under Section 140(a)(2) for dwelling unit exposure, and 27 of the 70 units have no exposure other than this inner court. The site is within an RSD (Residential/Service) Mixed-Use District, and a 40-X/85-B Height and Bulk District.

(Continued from Regular Meeting of May 27, 2004)

NOTE: On May 27, 2004, Zoning Administrator has left the public hearing open and continued the item to July 1, 2004.

NOTE: On July 1, 2004, Zoning Administrator continued the matter to August 12, 2004.

NOTE: On August 12, 2004, without a hearing, Zoning Administrator continued the matter to October 7, 2004.

G. PUBLIC COMMENT.

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

(1) responding to statements made or questions posed by members of the public; or

- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954,2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, October 14, 2004

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

OCT 1 2 2004

SAN FRANCISCO PUBLIC LIBRARY

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Vedenacsky (eight days) prior to Robduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Stute 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the promise district of the Planning Commission at the promise district of the Mission state of the Mission state of the Missioners and the Missioners necessary staff and case/docket/correspondence files, submit an original plus 10:09is. When sending e-mail correspondence to Commissioners, please source to Commissioners please court the Commission Secretary at: India avery@stoov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http//www.stoov.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairrments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (1415) 554-7854 or by E-mail at Donna.Hall@stgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

1

ROLL CALL: Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee

Christina Olaque

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

(M. FOSTER (415) 558 - 6362)

OVERVIEW OF THE PROPOSED MID-MARKET REDEVELOPMENT PLAN AND SPECIAL USE DISTRICT - Informational presentation on the proposed Mid-Market Redevelopment Plan and SUD. Staff will provide an overview of the Plan's key goals and proposals, outline the key issues related to the proposed Special Use District. and describe the schedule for further Planning Commission review.

Preliminary Recommendation: No Action

(Proposed for Continuance to December 2, 2004)

2004,0760DDDD
 (T. TAM: (415) 558-6325) 4027-19th STREET - south side between Noe and Hartford Streets, Lot 88 in Assessor's Block 3602 - Request for Discretionary Review for Building Permit Application No. 2003.05.20.5067S, to construct a two-story vertical addition to the existing one-story-over basement, two-unit dwelling. The project also proposes to convert the existing basement into habitable space and construct a new two-car garage. The property is located in the RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. Prelliminary Recommendation: Take Discretionary Review and approve the project with modifications.

(Continued from Regular Meeting of October 7, 2004) (Proposed for Continuance to December 2, 2004)

2004.0076C
 (B. FU: (415) 558.6613)
 1350 NATOMA STREET - west side, between 14th and 15th Streets, Lot 089 in Assessor's Block 3548 - Request for Conditional Use authorization pursuant to Planning Code Section 215 to allow the construction of 8 residential dwellings in the C-M (Heavy Commercial) District with a 50-X Height and Bulk Designation.

Preliminary Recommendation: Pending

B. COMMISSIONERS' QUESTIONS AND MATTERS

(Proposed for Indefinite Continuance)

- 4. Commission Comments/Questions
- Discussion and possible action to adopt the recommendations for the Planning Director Search Subcommittee. Preliminary Recommendation: Adoption

1 Tommary Floodininonaction: Flat

- DIRECTOR'S REPORT
 - Director's Announcements
 - 7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

C.

E. REGULAR CALENDAR

8. 1994,0670E

SOUTH OF MARKET REDEVELOPMENT PLAN - Public Hearing on Draft Supplement to the FEIR for the South of Market Redevelopment Plan Amendment. The South of Market Redevelopment Plan Amendment ("Redevelopment Plan Amendment") proposes to convert the South of Market Earthquake Recevery Redevelopment Project Area to a redevelopment project area ("Project Area") and will authorize the San Francisco Redevelopment Agency ("Agency") to use tax-increment financing to alleviate physical and economic conditions of blight and to use eminent domain to alleviate these blighting conditions. The proposed amended Project Area is generally bounded by Stevenson, Mission and Natoma Streets on the north, Fifth Street on the east, Harrison and Folsom Streets on the south and Seventh Street on the west. In order to finance projects and programs that would alleviate the conditions of blight, the Redevelopment Plan Amendment would also include:

- An amended expiration date, which extends the redevelopment plan by 10 years (from June 11, 2010 to June 11, 2020):
- Extended deadlines for the Agency to incur and repay indebtedness secured by tax increment funds; and
- Increase the aggregate amount of tax increment the Agency may receive (from \$102,000,000 to \$200,000,000) and the maximum amount of bonded indebtedness the Agency may have outstanding at any one time (from \$60,000,000 to \$80,000,000).

The Agency would carry out a comprehensive program to alleviate the adverse effect of blight in the Project Area by implementing the following five main elements of the Redevelopment Plan Amendment's program: 1) Improve residential conditions and encourage residential activity; 2) Improve economic conditions and encourage business activity; 3) Promote area quality of life and social services; 4) Address infrastructure and transportation needs: and 5) Assure appropriate neighborhood land uses and design.

Implementation of the Redevelopment Plan Amendment is expected to yield a total of 84 residential units (483 small residential units and 351 family units), 114,618 square feet of commercial development and 91,375 square feet of industrial development at build out in 2020. The implementation of the Redevelopment Plan Amendment is also expected to result in rehabilitation of 300 existing single room occupancy residential hotel units that are either vacant or have substandard living conditions.

Note: Written comments will be received at the Planning Department until 5 pm, October 14, 2004, or the end of the Public Hearing, whichever is later.

Preliminary recommendation: Public Hearing to Receive Comments. No Action Required.

 2004.0585D (R. CRAWFORD: (415) 558-6358)
 20 CRAGMONT AVENUE - northeast side between 12th Avenue and Oriole Way. Assessor's Block 2123B Lot 001G - Request for Discretionary Review of Building Permit Application No. 2004 0407 0748, construct a new three story single family dwelling on a vacant lot in an RH-1 (Residential House, One Family) District, and a 40-X

Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Modify the Project.
(Continued from Regular Meeting of October 7, 2004)

10. 2004.0151D

(M. WOODS: (415) 558-6315) 2250 JACKSON STREET - north side between Buchanan and Webster Streets; Lot 8 in Assessor's Block 589 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.07.07.8857S, proposing to reduce the existing five-unit building to a two-unit building in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District

Preliminary Recommendation: Take Discretionary Review and disapprove the proposed dwelling unit merger.

(Continued from Regular Meeting of September 2, 2004)

2003.0270DD (M. SNYDER: (415) 575-6891) 11a. 695 ARKANSAS STREET - east side between 20th Street and 23rd Street, Lots 25F and 26 in Assessor's Block 4099, and a portion of the 22nd right-of-way (proposed for vacation) - Request for Discretionary Review of Building Permit Application No. 2004.03.24.9479 proposing to construct horizontal and vertical additions on the south and east (rear) sides of the house, within an RH-2 (House, Two-family) District a 40-X Height and Bulk District, and a portion of the OS Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project as modified.

2004.0270V 11b.

(M. SNYDER: (415) 575-6891)

695 ARKANSAS STREET - east side between 20th Street and 23rd Street, Lots 25F and 26 in Assessor's Block 4099, and a portion of the 22nd right-of-way (proposed for vacation) - Front setback variance sought. The proposal is to construct an addition in a portion of the existing unimproved 22nd Street Right-of-Way that is proposed to be vacated and annexed to Lot 26. The addition would measure approximately 15-feet wide by 35.5-feet deep by 22.5-feet tall. Planning Code Section 132 requires that a 15-foot setback be provided in front of the dwelling. The house is built to within 2-feet of the front property line and is therefore considered non-complying. The proposal is to build the addition with the same front setback as the rest of the house. The variance will be considered by the Zoning Administrator.

12. 2004.0757D (T. TAM: (415) 558-6325)

707 HURON AVENUE - southeast side between Whipple and Farragut Streets, Lot 44 in Assessor's Block 7100 - Request for Discretionary Review for Building Permit Application No. 2004.01.30.5277S, to construct a new two-story rear horizontal extension to an existing two-story, single-family dwelling. The project also proposes converting the existing storage space on the ground floor into habitable area. The property is located in the RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

(Continued from Regular Meeting of October 7, 2004)

13 2004 0606D (T. TAM: (415) 558-6325)

1874 CHURCH STREET - west side between 30th and Randall Streets, Lot 21 in Assessor's Block 6655 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2004.06.23.7130, proposing to merge three dwelling units to two dwelling units in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

14a 2004 0336D

(T. TAM: (415) 558-6325)

1144 PLYMOUTH STREET - east side between Ocean and Holloway Avenues, Lot 34 in Assessor's Block 6943 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.09.06.5881 (dwelling at the front) to demolish an existing one-story. single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

14b. 2004.0759D

(T. TAM: (415) 558-6325)

1144 PLYMOUTH STREET - east side between Ocean and Holloway Avenues, Lot 34 in Assessor's Block 6943 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.09.06.5882 (dwelling at the rear) to demolish an existing one-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

2004.0758D 14c.

(T. TAM: (415) 558-6325)

1144 PLYMOUTH STREET - east side between Ocean and Holloway Avenues, Lot 34 in Assessor's Block 6943 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new construction to replace demolished housing, of Building Permit Application No. 2002.09.06.5878S, for the construction of a threestory, two-family dwelling in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

15 2004 0479D

(T. WANG: (415) 558-6335)

10 PORTOLA DRIVE - southwest side between Fenton and Golding Lanes; Lot 021 in Assessor's Block 2826 - Request of Discretionary Review of Building Permit Application No. 2004.02.06.7278, proposing to extend the existing second and third floors towards the rear of the lot and construct a fourth story vertical addition to an existing twostory over garage, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications

(Continued from Regular Meeting of October 7, 2004)

16. 2004.0765D

(D. SIDER: (415) 558-6697)

3616 FOLSOM STREET - west side between Eugenia and Powhattan Avenues. Lot 004 in Assessor's Block 5651 - Mandatory Discretionary Review of Building Permit Application Number 2004.03.31.0043 proposing to (1) merge two legal dwelling units into a single dwelling unit and (2) construct additions to the side, rear, and roof of the existing building, Planning Commission Resolution Number 16053 requires a Discretionary Review hearing for all projects, which result in the removal of a legal dwelling unit. The property is located in an RH-1 (Residential, House, Single-Family) Zoning District, the Bernal Heights Special Use District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

(Continued from Regular Meeting of October 7, 2004)

17a. 2004.0097D (G. NELSON (415) 558-6257)

2070 GOLDEN GATE AVENUE - north side between Central and Lyon Streets; lot 019 in Assessor's Block 1150 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.09.29.6052, proposing to demolish a two-story two-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The two-family dwelling is located at the front of the lot. There are related proposals to demolish a single-family dwelling at the rear of the lot and to construct a four-story, three-family dwelling with three off-street parking spaces.

Preliminary Recommendation: Do not take Discretionary Review and approve demolition (Continued from Regular Meeting of September 9, 2004)

NOTE: Item continued to allow the Project Sponsor to conduct community meetings. Item continued to October 7, 2004. Public hearing will remain open.

17b. 2004.0098D (G. NELSON (415) 558-6257)
2070 GOLDEN GATE AVENUE - north side between Central and Lyon Streets; lot 019 in Assessor's Block 1150 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2004.02.23.6957, proposing to demolish a one-story single-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The single-family dwelling is located at the rear of the lot. There are related proposals to demolish a two-family dwelling at the front of the lot and to construct a four-story, three-family dwelling with three off-street parking spaces.

Preliminary Recommendation: Do not take Discretionary Review and approve demolition (Continued from Regular Meeting of September 2, 2004)

NOTE: Item continued to allow the Project Sponsor to conduct community meetings. Item continued to October 7, 2004. Public hearing will remain open.

17c. 2004.0099D (G. NELSON (415) 558-6257) 2070 GOLDEN GATE AVENUE - north side between Central and Lyon Streets; lot 019 in Assessor's Block 1150 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new residential building in association with residential demolition, of Building Permit Application No. 2003.09.29.6049, proposing to construct a four-story, three-family residential structure with three off-street parking spaces in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. There are related proposals to demolish a two-family dwelling at the front of the lot and a single-family dwelling at the rear of the lot.

Preliminary Recommendation: Take Discretionary Review and approve new construction with modifications

(Continued from Regular Meeting of September 2, 2004)

NOTE: Item continued to allow the Project Sponsor to conduct community meetings. Item continued to October 7, 2004. *Public hearing will remain open.*

18. 2004.0182C (B. FU: (415) 558-6613) 1135 EVANS AVENUE - southwest corner of Evans Avenue and Middle Point Road, Lot 014, Assessor's Block 4602A - Request for Conditional Use authorization under Planning Code Sections 711.83 and 790.80 to install a wireless telecommunications facility consisting of 3 panel antennas on an existing 69-foot lattice tower and related equipment on the ground as part of Sprint PCS's wireless telecommunications network. This is a location Preference 2 (Preferred Location – Co-Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines and is within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District

Preliminary Recommendation: Approve with Conditions (Continued from Regular Meeting of October 7, 2004)

19. 2002.0954E

(A. AGUILAR: (415) 558-5973)

1234 HOWARD STREET - Public Hearing on Draft Environmental Impact Report The proposed project would involve the demolition of a vacant, light-industrial building totaling 8,250 gross square feet (gst) and construction of a five-story residential building. The existing building proposed to be demolished is an historical resource for purposes of the California Environmental Quality Act (ECQA) because it is rated as a Category III (Contributory) building under Article 11 of the San Francisco Planning Code, an adopted local register. The proposed building would be 33,340 gsf in building floor area and would have 18 dwelling units. The proposed project would provide 18 off-street parking spaces for the residential units. The entrance and access to the residential use and off-street parking would be from both Howard and Natoma Streets. The project site at 1234 Howard Street (Assessor's Block 3728, Lot 014) is approximately 8,250 square feet in size and located about mid-block on the northern side of Howard Street in the South of Market neighborhood in the block bounded by Howard, Eighth, Natoma, and Ninth Streets. The project site is zoned SLR (Service/Light Industrial/Residential) and within a 50-X height/bulk district.

Preliminary Recommendation: No action required.

Note: Written comments will be received at the Planning Department until 5:00 p.m. on October 19, 2004.

20. 2003.0262E

(A. AGUILAR: (415) 558-5973)

1401-1435 MARKET STREET (AKA TENTH/MARKET/MISSION STREETS MIXED-USE PROJECT) - southwest corner at 10th Street; Lot 039 in Assessor's Block 3507 -Certification of a Final Environmental Impact Report: The project site is approximately 95,000 square feet and is within the proposed Mid-Market Redevelopment Project Area. The project is to construct a 24-story, 320-foot-tall office building fronting Market Street which would provide municipal offices uses; a 21-story, 200-foot-tall market-rate housing tower fronting Tenth Street which would provide up to 250 units; and a 15-story, 150-foot-tall affordable senior housing tower would provide up to 200 units. The total gross area for the proposed project would be approximately 1.024.119 square feet (including the office component, which per a recent revision in the application by the project sponsor, is not part of the currently requested entitlements). Approximately 313 off-street parking spaces are requested. The project would require demolition of seven structures, which contain approximately 166,700 gross-square-feet of vacant office space, and the removal of 108 surface parking spaces. The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

Preliminary Recommendation: Certify the Final Environmental Impact Report. Please note that the public review period for the Draft Environmental Impact Report ended at 5:00 PM. June 28. 2004.

(Continued from Regular Meeting of September 23, 2004)

21a. 2003.0262E!KXCVMRTZ

(M. LI: (415) 558-6396)

1401-1435 MARKET STREET - southwest corner at 10th Street; Lot 039 in Assessor's Block 3507- Adoption of CEQA findings regarding the proposed establishment of the Tenth and Market Streets Special Use District, the construction of two residential buildings containing a total of up to 450 dwelling units, and the potential construction of an office building for occupancy by the City and County of San Francisco. The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

Preliminary Recommendation: Adopt the CEQA findings (Continued from Regular Meeting of September 23, 2004)

21b. 2003.0262E!KXCVMRTZ

(M. LI: (415) 558-6396)

1401-1435 MARKET STREET - southwest corner at 10th Street; tol 039 in Assessor's Block 3507 - Request for a General Plan referral to determine if the a Planning Code

text amendment, a zoning map amendment, and a General Plan amendment related to the proposed establishment of the Tenth and Market Streets Special Use District, the construction of two residential buildings containing a total of up to 450 dwelling units, the potential construction of an office building for occupancy by the City and County of San Francisco, and other related actions, including the vacation of Jessie Street, is in conformity with the objectives and policies of the General Plan. The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

Preliminary Recommendation: Determine that the proposed amendments are conformity with the objectives and policies of the General Plan

(Continued from Regular Meeting of September 23, 2004)

21c. 2003.0262EIKXCVMRTZ (M. LI: (415) 558-6396) 1401-1435 MARKET STREET - southwest corner at 10th Street; Lot 039 in Assessor's Block - Request for a Planning Code text amendment related to the proposed establishment of the Tenth and Market Streets Special Use District. The Planning Code text amendment consists of adding Section 249.27 to the Planning Code, which would establish the Tenth and Market Streets Special Use District and include the following provisions: (a) eliminate residential density restrictions, (b) exempt residential uses from the calculation of floor area ratio, (c) provide a height exemption of up to 30 feet for elevator and mechanical penthouses, and (d) allow residential parking up to a ratio of one independently accessible space for each dwelling unit with conditional use authorization. The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

Preliminary Recommendation: Adopt the draft resolution (Continued from Regular Meeting of September 23, 2004)

21d. 2003.0262EI(XCVMRTZ (M. LI: (415) 558-6396) 1401-1435 MARKET STREET - southwest corner at 10th Street; Lot 039 in Assessor's Block 3507 - Request for a zoning map amendment related to the proposed establishment of the Tenth and Market Streets Special Use District. The zoning map amendment consists of adding the Tenth and Market Streets Special Use District to Map 7SU of the Official Zoning Maps of the City and County of San Francisco. The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

Preliminary Recommendation: Adopt the draft resolution (Continued from Regular Meeting of September 23, 2004)

21e. 2003.0262EIKXCVMRTZ (M. LI: (415) 558-6396) 1401-1435 MARKET STREET - southwest comer at 10th Street; Lot 039 in Assessor's Block 3507 within the C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts – Request for a General Plan amendment related to the proposed establishment of the Tenth and Market Streets Special Use District. The General Plan amendment consists of adding the Tenth and Market Streets Special Use District to Map 1 ("Downtown Land Use and Density Plan") of the Downtown Area Plan and adding Policy 2 to Objective 6 of the Downtown Area Plan. The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

Preliminary Recommendation: Adopt the draft resolution (Continued from Regular Meeting of September 23, 2004)

21f. 2003.0262EIKXCVMRTZ (M. LI: (415) 558-6396)

1401-1435 MARKET STREET - southwest corner at 10th Street; Lot 039 in Assessor's Block 3507 - Request for a Section 309 Determination of Compliance and Request for Exceptions. The proposal is the construction of two residential buildings containing a total of up to 450 dwelling units as part of a larger project proposing the establishment

of the Tenth and Market Streets Special Use District and the potential construction (requiring future approval) of an approximately 24-story office building approximately 20,000 square feet in area, for occupancy by the City and County of San Francisco. The residential component of the project requires separation of towers, rear yard, loading, wind, and bulk exceptions pursuant to Section 309(a). The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

Preliminary Recommendation: Approve with conditions (Continued from Regular Meeting of September 23, 2004)

219. 2003.0262EIKX_CVMRTZ 1.011435 MARKET STREET - southwest corner at 10th Street; Lot 039 in Assessor's Block 3507 - Request for conditional use authorization to provide residential parking at the Tenth Street Building exceeding an amount classified as accessory (220 residential spaces are requested where 93 independently accessible spaces would be allowed as-of-right), and to allow additional FAR above the base FAR of 6.0 to 1 for the construction of affordable dwelling units as part of a larger project proposing the establishment of the Tenth and Market Streets Special Use District, the construction of two residential buildings containing a total of up to 450 dwelling units, and the potential construction of an approximately 24-story office building approximately 420,000 square teet in area, for occupancy by the City and County of San Francisco. The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

Preliminary Recommendation: Approve with conditions (Continued from Regular Meeting of September 23, 2004)

(Continued from Regular Meeting of September 23, 2004)

21h. 2003.0262EIKXCVMRTZ (M. LI: (415) 558-6396) 1401-1435 MARKET STREET - southwest corner at 10th Street; Lot 039 in Assessor's Block 3507 within the C-3-G (Downtown General Commercial) District and 320-8; 200-8, 150-8 Height and Bulk Districts - Permitted obstructions variance sought. The proposal is the construction of two residential buildings containing a total of up to 450 dwelling units as part of a larger project proposing the establishment of the Tenth and Market Streets Special Use District and the potential construction of an office building for occupancy by the City and County of San Francisco. Section 136(c)(19) of the Planning Code allows fences and windscreens not exceeding a height of 10 feet above grade within the required rear yard. The proposed residential buildings will include a fence/windscreen exceeding a height of 10 feet within the required rear yard. The variance will be considered by the Zonina Administrator.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be atforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment the commission is limited to:

(1) responding to statements made or questions posed by members of the public; or

- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:
The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

DOCUMENTS DEPT.

OCT 1 8 2004

SAN FRANCISCO PUBLIC LIBRARY

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, October 21, 2004

1:30 PM

Regular Meeting

10-18-04P01:50 RCVD

President: Shelley Bradford Bell Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Departmen reception counter for the flow fines in Steep 8. The floor, no later than 5:00 PM the Vednesday (eight days) prior to scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendard liter to: Planning Commission 1:60 Mission Street, Suite 5:00, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendarder liter at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: Ind.a.every@sfoov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

SF c55 * 14 10/21/04 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or alternpt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00.2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.sfgov.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall. 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1 -800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Dorna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by tax at (1415) 554-784 or by E-mail at Dorna Hall 68 (grov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupyrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

Planning Department Case Executive Summary

2) Planning Department Case Report

3) Draft Motion or Resolution with Findings and/or Conditions

4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception,

1	.30	PM	

BOLL CALL: Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners:

Michael J. Antonini; Kevin Hughes; William L. Lee

Christina Olaque

CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE A.

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.0779T (P. LORD: (415) 558-6311) NORTH BEACH FORMULA RETAIL PROHIBITION - Consideration of an Ordinance amending Planning Code Section 707.3 to prohibit formula retail uses in the North Beach Neighborhood Commercial District; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. Preliminary Recommendation: Pending

(Proposed for Continuance to November 4, 2004)

2. 2004.0780T (P. LORD: (415) 558-6311)

HAIGHT STREET FORMULA RETAIL CONDITIONAL USE REQUIREMENTS -Consideration of an Ordinance amending Planning Code Section 707.3 to designate formula retail uses as a Conditional Use in the Haight Street Neighborhood Commercial District; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

Preliminary Recommendation: Pending

(Proposed for Continuance to October 28, 2004)

3. 2004.0781T (P. LORD: (415) 558-6311) ELEVATOR PENTHOUSE HEIGHT EXEMPTION INCREASE - Consideration of an a Ordinance amending Planning Code Section 260 to provide for an increase in the height exemption for elevator penthouses from 10 feet to 16 feet; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. Preliminary Recommendation: Pending

(Proposed for Continuance to November 4, 2004)

2004.0032D 4a.

(J. PURVIS: (415) 558-6354)

43 HAMILTON STREET - east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2002.10.17.9296 proposing the demolition of a one-story, single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District. Preliminary Recommendation: Pending.

(Proposed for Continuance to December 2, 2004)

4b. 2004.0033D (J. PURVIS: (415) 558-6354)

43 HAMILTON STREET - east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2002.10.17.9298 proposing the construction of a two-story single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Pending.

(Proposed for Continuance to December 2, 2004)

5. 2004 0837D

(M. WOODS: (415) 558-6315)

2405 OCTAVIA STREET - west side between Broadway and Pacific Avenue; Lot 5 in Assessor's Block 578 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2004.02.03.5401S, proposing to reduce the existing seven-unit building to a five-unit building in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District

Preliminary Recommendation: Take Discretionary Review and disapprove the proposed dwelling unit merger.

(Continued from Regular Meeting of October 7, 2004)

(Proposed for Continuance to December 2, 2004)

B. COMMISSIONERS' QUESTIONS AND MATTERS

- Consideration of Adoption Draft Minutes of October 7, 2004.
- 7. Commission Comments/Questions

C. DIRECTOR'S REPORT

- 8. Director's Announcements
- 9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
- Streamlining of Material for Commission case packets.

D. REGULAR CALENDAR

11a 2003 0304CV

(J. PURVIS: (415) 558-6354)

829 FOLSOM STREET - south side between 4th and 5th Streets, a through lot to Shipley Street; Lot 091 in Assessor's Block 3752 - Request for Conditional Use authorization under Planning Code Sections 207.5, 263.11, 271, and 157 to construct a nine-story, mixed-use building with up to 69 dwelling units at a density of one unit per 147 square feet of lot area under Section 207.5, to construct an 85-foot-tall building (with a 16-foot-tall mechanical penthouse) in the 40-X/85-B Height and Bulk District under Section 263.11, to exceed the bulk limits at the 50-foot height by 60 feet in length and 54 feet diagonally (by 48 feet in length and 42 feet diagonally at the 65-foot height) under Section 271; and to provide parking exceeding accessory amounts (with up to 62 spaces for project residents) under Section 157. On the ground floor, garage access would be provided at Shipley Street, and up to 5,000 gross square feet of retail space would be provided with access from Folsom Street. The proposed project would also require a rear yard modification and a variance from dwelling unit exposure requirements. The site is within an RSD (Residential/Service) South of Market Mixed-Use District, and a 40-X85-B Height and Bulk District.

Preliminary Recommendation: Approval with modifications and conditions

(Continued from Regular Meeting of August 12, 2004)

NOTE: On May 27, 2004, the Commission passed a motion of intent to approve by a vote 45 -1. Commissioner S. Lee voted no. Final Language July 1, 2004. Public testimony remains open on any new information.

NOTE: On July 1, 2004, the Commission continued the matter to August 12, 2004. NOTE: On August 12, 2004, without a hearing, the Commission continued the matter to October 7: 2004.

NOTE: On October 7, 2004, without a hearing the Commission continued the matter to October 21, 2004. Public hearing remains open.

11b. 2003.0304CV

(J. PURVIS: (415) 558-6354)

829 FOLSOM STREET - south side between 4th and 5th Streets, a through lot to Shipley Street; Lot 091 in Assessor's Block 3752 - Requests for Variances. The proposal is to construct a nine-story, mixed-use building with up to 69 dwelling units, up to 5,000 gross square feet of ground floor commercial space and a 62-space parking garage. A rear yard modification is sought under Section 134(e) to provide rear yard open space within an inner court and on a 7th floor setback of 10-15 feet along Shipley Street. A variance is sought from dwelling unit exposure requirements, as the horizontal dimensions of the inner court do not meet the requirements for an open area as defined under Section 140(a)(2) for dwelling unit exposure, and 27 of the 70 units have no exposure other than this inner court. The site is within an RSD (Residential/Service) Mixed-Use District, and a 40-X/85-B Height and Bulk District.

(Continued from Regular Meeting of May 27, 2004)

NOTE: On May 27, 2004, Zoning Administrator has left the public hearing open and continued the item to July 1, 2004.

NOTE: On July 1, 2004, Zoning Administrator continued the matter to August 12, 2004.

NOTE: On August 12, 2004, without a hearing, Zoning Administrator continued the matter to October 7, 2004.

NOTE: On October 7, 2004, without a hearing, Zoning Administrator continued the matter to October 21, 2004. Public hearing remains open.

12. 2004.0501C

(G. NELSON: (415) 558-6257)

2000 VAN NESS AVENUE - northeast corner at the intersection of Van Ness Avenue and Jackson Street; Lot 005 in Assessor's Block 0595 - Request for Conditional Use authorization pursuant to Section 209.6(b) of the Planning Code to install a total of four (4) antennas on the roof of an existing 100-foot tall commercial structure, known as the Medical Arts Building, as part of Nextel's wireless telecommunications network within an RC-4 (Residential-Commercial Combined) District, the Van Ness Special Use District and an 80-D Height and Bulk District. Related equipment cabinets will be installed inside the garage level at the ground story. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a wholly commercial structure. MetroPCS and Sprint also have approved installations at this location.

Preliminary Recommendation: Approval with Conditions

13. 2003.0964C

(G. NELSON: (415) 558-6257)

1881 POST STREET - south side between Fillmore and Webster Streets; Lot 001 in Assessor's Block 0701 - Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of fourteen antennas on the roof and related equipment in the basement of an existing 100-foot tall commercial structure, known as the Medical Arts Bullding, as part of Verizon Wireless' telecommunications network within an NC-3 (Moderate Scale-Neighborhood Commercial) District and a 65-A Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 2 as it is a co-location site. Sprint, Nextel and AT&T also have approved installations at this location.

Preliminary Recommendation: Approval with Conditions

- 14. 2004.0176C (D. DIBARTOLO: (415) 558-6291)

 1101-1123 FILLMORE STREET northwest corner at Golden Gate Avenue; Lot 002 in Assessor's Block 755 Request for Conditional Use Authorization pursuant to Section 712.83 of the Planning Code to install and operate a wireless telecommunication facility for AT&T Wireless Service. The proposal is to install three panel antennas inside fiberglass cylinders, to resemble faux vent pipes, at three different locations upon the roof of the four-story mixed-use building within an NC-3 (Moderate Scale Neighborhood Commercial) Zoning District and an 50-X Height and Bulk district. As per the City and County of San Francisco's Wireless Telecommunication Services (WTS) Facilities Siting Guidelines, the proposal is a Preferred Location Preference 2, as it is the site of previously approved antenna installations.
 Preliminary Recommendation: Approval with Conditions
- 15. 2004 0915C (D. SIDER: (415) 558-6697) 1598 DOLORES STREET - northwest corner of 29th Street; Lots 40 through 52, inclusive. in Assessor's Block 6618 - Request for Conditional Use Authorization to modify conditions of approval set forth in Planning Commission Motion Number 16445 as modified by Board of Supervisors Motion Number M02-163 and relating to Planning Department Case Number 2000.1058C to allow payment of an in-lieu affordable housing fee rather than provide on-site affordable housing, pursuant to inclusionary housing policies set forth in Planning Commission Resolution Number 16350. In September of 2002, the City authorized construction of two 4-story buildings on the subject property containing a total of 13 units and up to 26 independently accessible off-street parking spaces: both buildings are now complete. Conditions of approval require one of the proposed units to be provided as a Below Market Rate (BMR) unit. This proposal would modify previous conditions of approval to allow the payment of an in-lieu fee to the Mayor's Office of Housing rather than provide the required BMR unit on-site. No physical work is proposed. The property is within an NC-1 (Neighborhood Commercial Cluster) Zoning District and a 40-X Height and Bulk District. Preliminary Recommendation: Disapproval.
- 16. 2004.0797C (D. SIDER: (415) 558-6697) 1728-1748 HAIGHT STREET - between Cole and Shrader Streets: Lot 35 in Assessor's Block 1229 - Request for Conditional Use Authorization to modify conditions of approval set forth in Planning Commission Motion Number 15935 and relating to Planning Department Case Number 99,209C to allow payment of an in-lieu affordable housing fee rather than provide on-site affordable housing, pursuant to inclusionary housing policies set forth in Planning Commission Resolution Number 13405. In October of 2000, the City authorized construction of a 4-story over basement building containing 32 dwelling units, 14,200 gross square feet of commercial space, 75 below-grade parking spaces, and an accessory building with 2 townhouse units. This building is now complete. Conditions of approval require three of the proposed units to be provided as Below Market Rate (BMR) units. This proposal would modify previous conditions of approval to allow the payment of an in-lieu fee to the Mayor's Office of Housing rather than provide the 3 required BMR units on-site. No physical work is proposed. The property is within the Haight Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions.
- 17a. 2003.0262EIKXCVMRTZ (M. LI: (415) 558-6396) 1401-1435 MARKET STREET - southwest corner at 10th Street; Lot 039 in Assessor's Block 3507- Adoption of CEOA findings regarding the proposed establishment of the Tenth and Market Streets Special Use District, the construction of two residential buildings containing a total of up to 450 dwelling units, and the potential construction of an office building for occupancy by the City and County of San Francisco. The property is

currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

Preliminary Recommendation: Adopt the CEQA findings (Continued from Regular Meeting of October 14, 2004)

17b. 2003.0262EIKXCVMRTZ 1401-1435 MARKET STREET - southwest corner at 10th Street; Lot 039 in Assessor's Block 3507 - Request for a General Plan referral to determine if the a Planning Code text amendment, a zoning map amendment, and a General Plan amendment related to the proposed establishment of the Tenth and Market Streets Special Use District, the construction of two residential buildings containing a total of up to 450 dwelling units, the potential construction of an office building for occupancy by the City and County of San Francisco, and other related actions, including the vacation of Jessie Street, is in conformity with the objectives and policies of the General Plan. The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

Preliminary Recommendation: Determine that the proposed amendments are conformity with the objectives and policies of the General Plan (Continued from Recular Meeting of October 14, 2004)

17c. 2003.0262EIKXCVMRTZ

1401-1435 MARKET STREET - southwest corner at 10th Street; Lot 039 in Assessor's Block - Request for a Planning Code text amendment related to the proposed establishment of the Tenth and Market Streets Special Use District. The Planning Code text amendment consists of adding Section 249.27 to the Planning Code, which would establish the Tenth and Market Streets Special Use District and include the following provisions: (a) eliminate residential density restrictions, (b) exempt residential uses from the calculation of floor area ratio, (c) provide a height exemption of up to 30 feet for elevator and mechanical penthouses, and (d) allow residential parking up to a ratio of one independently accessible space for each dwelling unit with conditional use authorization. The property is currently within a C-3-6 (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

17d. 2003.0262EIKXCVMRTZ (M. LI: (415) 558-6396)
1401-1435 MARKET STREET - southwest corner at 10th Street; Lot 039 in Assessor's
Block 3507 - Request for a zoning map amendment related to the proposed
establishment of the Tenth and Market Streets Special Use District. The zoning map

amendment consists of adding the Tenth and Market Streets Special Use District to Map 7SU of the Official Zoning Maps of the City and County of San Francisco. The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

Preliminary Recommendation: Adopt the draft resolution (Continued from Regular Meeting of October 14, 2004)

(Continued from Regular Meeting of October 14, 2004)

17e. 2003.0262EIXXCVMRTZ (M. LI: (415) 558-6396) 1401-1435 MARKET STREET - southwest corner at 10th Street; Lot 039 in Assessor's Block 3507 within the C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts - Request for a General Plan amendment related to the proposed establishment of the Tenth and Market Streets Special Use District to Map 1 ("Downtown Land Use and Density Plan") of the Downtown Area Plan and adding Policy 2 to Objective 6 of the Downtown Area Plan. The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts. Preliminary Recommendation: Adopt the draft resolution (Continued from Regular Meeting of October 14, 2004)

171. 2003.0262EIKXCVMRTZ 1401-1435 MARKET STREET - southwest corner at 10th Street; Lot 039 in Asequest for a Section 309 Determination of Compliance and Request for Exceptions. The proposal is the construction of two residential buildings containing a total of up to 450 dwelling units as part of a larger project proposing the establishment of the Tenth and Market Streets Special Use District and the potential construction (requiring future approval) of an approximately 24-story office building approximately 420,000 square feet in area, for occupancy by the City and County of San Francisco. The residential component of the project requires separation of towers, rear yard, loading, wind, and bulk exceptions pursuant to Section 309(a). The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

Preliminary Recommendation: Approve with conditions (Continued from Regular Meeting of October 14, 2004)

17g. 2003.0262EIKX_CVMRTZ (M. LI: (415) 558-6395) H01-1435 MARKET STREET - southwest corner at 10th Street; Lot 039 in Assessor's Block 3507 - Request for conditional use authorization to provide residential parking at the Tenth Street Building exceeding an amount classified as accessory (220 residential spaces are requested where 93 independently accessible spaces would be allowed as-of-right), and to allow additional FAR above the base FAR of 6.0 to 1 for the construction of affordable dwelling units as part of a larger project proposing the establishment of the Tenth and Market Streets Special Use District, the construction of two residential buildings containing a total of up to 450 dwelling units, and the potential construction of an approximately 24-story office building approximately 420,000 square feet in area, for occupancy by the City and County of San Francisco. The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts

Preliminary Recommendation: Approve with conditions (Continued from Regular Meeting of October 14, 2004)

17h. 2003.0262EIKXCYMRTZ

1401-1435 MARKET STREET - southwest corner at 10th Street; Lot 039 in Assessor's Block 3507 within the C-3-6 (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts - Permitted obstructions variance sought. The proposal is the construction of two residential buildings containing a total of up to 450 dwelling units as part of a larger project proposing the establishment of the Tenth and Market Streets Special Use District and the potential construction of an office building for occupancy by the City and County of San Francisco. Section 136(c)(19) of the Planning Code allows fences and windscreens not exceeding a height of 10 feet above grade within the required rear yard. The proposed residential buildings will include a fence/windscreen exceeding a height of 10 feet within the required rear yard. The variance will be considered by the Zoning Administrator. (Continued from Regular Meeting of October 14, 2004)

18. 2004.0778T (P. LORD: (415) 558-6311) MOVIE THEATER DEMOLITIONS - Consideration of an Ordinance to amend the Planning Code by adding Section 221.1 and to amend Sections 703.2, 803.2 and 803.3 to require Conditional Use authorization for any project involving change of use or demolition of a movie theater; amending Planning Code Section 303 to require specific findings as part of a Conditional Use authorization for a change of use of demolition of a movie theater; and making the Ordinance retroactive to any site permit application

submitted after July 27, 2004; making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. Preliminary Recommendation: Approval

- 19a. 2004.0882EMZ (S. SHOTLAND: (415) 558-6308) <u>HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN</u> - Lot 10 in Assessor's Block 4591a - Resolution of Intent to Initiate Amendments to the General Plan so that it conforms with the redevelopment plan for the Hunters Point Shipyard Redevelopment Project Area.
 - Preliminary Recommendation: Adopt a Resolution of Intent to Initiate Amendments to the General Plan
- 19b. 2004.0882EMZ (S. SHOTLAND: (415) 558-6308) HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN - Lot 10 in Assessor's Block 4591a - Resolution of Intent to Initiate Amendments to the Planning Code by reclassifying property (Amending the Zoning Map) so that it conforms with the redevelopment plan for the Hunters Point Shipyard Redevelopment Project Area. Preliminary Recommendation: Adopt a Resolution of Intent to Initiate Amendments to the Planning Code
- 20a. 2003.1061D (J. PURVIS: (415) 558-6354) 133 ST. MARY'S AVENUE - south side, west of Mission Street; Lot 031 in Assessor's Block 6722 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2003.07.22.0097 proposing the demolition of a fire-damaged one-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District.
 - Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
- 20b. 2003.0104D (J. PURVIS: (415) 558-6354) 133 ST. MARY'S AVENUE - south side, west of Mission Street; Lot 031 in Assessor's Block 6722 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2003.07.22.0093 proposing the construction of a three-story, two-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, a 40-X Height and Bulk District
 - Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 21. 2004.0667D (G. CABREROS: (415) 558-6169) 2414 PACIFIC AVENUE - north side between Fillmore and Steiner Streets, Lot 008 in Assessor's Block 0582 - Request for Discretionary Review of Building Permit Application 2003.12.22.2782 proposing to construct rear and side horizontal additions and a new fourth floor to the existing three-story, single-family residence in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve.
- 22a. 2004.0230D (R. CRAWFORD: (415) 558-6358) 1272 42ND AVENUE - between Lincoln Way and Irving Street. Assessor's Block 1709 Lot 026 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2004 0323 9406, to demolish an existing single family dwelling in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

- 22b. 2004 0640DD (R. CRAWFORD: (415) 558-6358) 1272 42ND AVENUE - east side between Lincoln Way and Irving Street. Assessor's Block 1709 Lot 026 - Mandatory Discretionary Review under Planning Commission Policy requiring review of all replacement structures following residential demolition and Request for Discretionary Review of Building Permit Application No. 2004 323 9403, to construct a new two family dwelling, four stories in height in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and modify the project.
- 2004.0587D (R. CRAWFORD: (415) 558-6358) 91 MIGUEL STREET - north side between Fairmont and Beacon Streets. Assessor's Block 6665 Lot 023C - Request for Discretionary Review of Building Permit Application No. 2004 0128 5045, to construct a new two family dwelling, three stories in height in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 24. 2004.0802D (W. HASTIE: (415) 558-6381) 675 ARKANSAS STREET - east side between 20th and 22nd Streets; Lot 29 in Block 4099 - Request for Discretionary Review of Building Permit Application No. 2004.04.21.1841, proposing to construct a two-story deck addition to an existing singlefamily dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

E. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, October 28, 2004 1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Dwight S. Alexander: Michael J. Antonini: Kevin Hughes: William L. Lee; Christina Olaque

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

DOCUMENTS DEPT.

OCT 2 5 2004

SAN FRANCISCO PUBLIC LIBRARY

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an Item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshino Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.sfoov.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J. K. L. M. and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairrments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 br. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by tax at (1415) 554-864 or by E-mail at Donna Hall@sigov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President:

Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Michael J. Antonini; Kevin Hughes; William L. Lee

Christina Olaque

CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 2002.1305C (M. SNYDER: (415) 575-6891) 1096 SOUTH VAN NESS AVENUE - previously Driscoll's Mortuary Chapel, northwest
 - corner of South Van Ness Avenue and 22nd Street. Lot 10 in Assessor's Block 3615 -Request for Conditional Use authorization to establish a full service restaurant and a place of entertainment that would be open until 2:00 am within a building that was previously used as a mortuary. Conditional Use authorization is required for (1) hours of operation between 11:00 pm and 2:00 am pursuant to Planning Code Sections 710.27 and 790.48: (2) the establishment of other entertainment pursuant to Planning Code Sections 710.48 and 790.38; (3) the establishment of a full service restaurant on a lot within 1/4 mile of the 24th Street - Mission Neighborhood Commercial District Pursuant to Planning Code Sections 710.42 and 727.42; and (4) the establishment of a restaurant use on the second floor of a building designed for a single tenant pursuant to Planning Code Section 186.2(a) and 186.1(b). No exterior alteration is proposed. The project is within an NC-1 (Neighborhood Commercial, Cluster) District, a 50-X Height and Bulk District, the Mission Alcoholic Restricted Special Use District.

(Proposed for Continuance to November 4, 2004)

2a. 2004.0130CV (J. MILLER: (415) 558-6344) 1353-1355 BUSH STREET - south side between Larkin and Polk Streets, with additional frontage on Fern Street, Lot 13 in Assessor's Block 669, in an the Polk Street Neighborhood Commercial District ("NCD") and a 65-A Height and Bulk District -Request for Conditional Use authorization for use size in excess of 3,000 square feet for a music training facility ("Music City"), with a Full-Service Restaurant and Bar with live entertainment, open after hours (between 2:00 and 6:00 A.M.) also requiring a Variance for off-street parking and usable open space for an upper-floor group-housing use.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of July 22, 2004)

NOTE: On July 22, 2004, following public testimony, the Commission continued the matter to September 23, 2004 instructing the project sponsor to continue discussing issues with neighbors. Public comment remains open.

(Continued from Regular Meeting of September 23, 2004)

(Proposed for Continuance to November 4, 2004)

2b. 2002.0130CV (J. MILLER: (415) 558-6344) 1353-1355 BUSH STREET - south side between Larkin and Polk Streets, with additional frontage on Fern Street, Lot 13 in Assessor's Block 669, in the Polk Street Neighborhood Commercial District ("NCD") and a 65-A Height and Bulk District - Off-Street Parking and Usable Open Space Variances sought in conjunction with the conversion of existing tourist hotel rooms to group housing (residential hotel rooms) and for a Fullservice Restaurant and Bar and music training facility ("Music City") with no off-street parking and no outdoor open area.

(Continued from Regular Meeting of July 22, 2004)

NOTE: The Acting Zoning Administrator continued this item to September 23, 2004. Public comment remains open.

(Continued from Regular Meeting of September 23, 2004) (Proposed for Continuance to November 4, 2004)

2c. 2002.0129C

(J. MILLER: (415) 558-6344)

835 HYDE STREET - west side between Bush and Sutter Streets, Lot 3 in Assessor's Block 279, in an RC-4 (Residential Commercial Combined, High Density) District and a 130-E Height and Bulk District - Request for a Conditional Use authorization for a Tourist Hotel (conversion of 31 "residential" hotel rooms, being consolidated at another location, to "tourist" rooms) with no off-street parking.

Preliminary Recommendation: Approval with Conditions

NOTE: On July 22, 2004, following public testimony, the Commission continued the matter to September 23, 2004 instructing the project sponsor to continue discussing issues with neighbors. Public comment remains open.

(Continued from Regular Meeting of September 23, 2004)

(Proposed for Continuance to November 4, 2004)

3 2004 0607D

(D. DIBARTOLO: (415) 558-6291)

215-217 COLE STREET - west side between Hayes and Fell Streets: Lot 003 in Assessor's Block 1212 - Request for Discretionary Review of Building Permit Application No. 2003.09.29.5983S, proposing to construct a vertical and rear horizontal addition and to renovate the existing three-story over garage two-unit structure. The project proposes to (1) add one residential dwelling unit at the top floor level, achieved by raising the roof level approximately 2.5 feet at the middle portion of the structure; (2) construct a horizontal addition by extending the rear building wall by approximately 2.5 feet at the first three floor levels; and, (3) renovate and retain the existing design components of the front facade of the structure. The property is located in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Pending

(Proposed for Continuance to January 20, 2005) (Proposed for Continuance to January 20, 2005)

(G. GREEN: (415) 558-6411)

REVIEW AND COMMENT ON INTERIM POLICIES AND CONTROLS FOR THE EASTERN NEIGHBORHOODS - (including eastern SOMA, Showplace Square, and the Mission). Review and comment on adopted policies and initiated draft interim controls, which were established by the Planning Commission on February 12, 2004 to set forth areas for Housing and Mixed Uses, Core PDR (Production, Distribution, and Repair), and Housing/PDR in specified Eastern Neighborhoods Community Plan Areas. This hearing will summarize prior Commission actions and provide an opportunity for the Commission to comment on Staff recommendations for potential policy amendments and modifications to initiated interim controls.

NOTE: On February 12, 2004, the Commission adopted Resolution 16726 initiating draft controls and Resolution 16727 adopting policies for portions of the Eastern Neighborhoods.

On May 6, 2004, the Commission adopted Resolution 16783, which amended the boundaries of the SOMA as addressed under Resolution 16727.

On March 25, 2004, Commission President Bradford Bell re-opened the consideration of initiation of interim controls for the Mission, as addressed under Resolution 16726.

4.

On June 3, 2004, without a hearing, the Commission continued the matter to July 1, 2004.

On July 1, 2004, the Commission held a public hearing and continued the matter to September 2, 2004.

On September 2, 2004, following public testimony the Commission closed public hearing for that day and continued the item to October 28, 2004 for policies or controls. If policies, define boundaries and define the NEMIZ. If controls, initiate the process.

(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Commission Comments/Questions

C. DIRECTOR'S REPORT

- 6 Director's Announcements
- 7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

8. 2004.0797C (D. SIDER: (415) 558-6697) 1728-1748 HAIGHT STREET - between Cole and Shrader Streets, Lot 35 in Assessor's Block 1229 - Request for Conditional Use Authorization to modify conditions of approval set forth in Planning Commission Motion Number 15935 and relating to Planning Department Case Number 99,209C to allow payment of an in-lieu affordable housing fee rather than provide on-site affordable housing, pursuant to inclusionary housing policies set forth in Planning Commission Resolution Number 13405. In October of 2000, the City authorized construction of a 4-story over basement building containing 32 dwelling units, 14,200 gross square feet of commercial space, 75 below-grade parking spaces, and an accessory building with 2 townhouse units. This building is now complete. Conditions of approval require three of the proposed units to be provided as Below Market Rate (BMR) units. This proposal would modify previous conditions of approval to allow the payment of an in-lieu fee to the Mayor's Office of Housing rather than provide the 3 required BMR units on-site. No physical work is proposed. The property is within the Haight Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions.

NOTE: On October 21, 2004, following public testimony, the Commission closed the public hearing and entertained a motion to approve. The motion failed to pass by a vote of +3-3; Commissioners Alexander, Olague and Bradford Bell voted No; Commissioner S. Lee was absent. The Commission then continued the item to October 28, 2004, to allow absent Commissioner the ability to participate in the final action.

F REGULAR CALENDAR

 2004.0399DD (G. CABREROS: (415) 558-6169) 2121-2123 LEAVENWORTH STREET - west side between Greenwich and Filbert Streets, Lot 002 in Assessor's Block 0094 - Requests for Discretionary Review of Building Permit Application No. 2003.08.28.3345, proposing to construct a new fifth floor and a side horizontal addition to the existing four-story, two-unit building in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project.

(Continued from Regular Meeting of September 23, 2004)

- 10. 2004.0683D (G. CABREROS: (415) 558-6169) 2812 WASHINGTON STREET - north side between Divisadero and Scott Streets, Lot 012 in Assessor's Block 0979 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application 2004.05.12.3625 proposing to reduce five dwelling units to three units within a four-story building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

 Preliminary Recommendation: Do not take Discretionary Review and approve merger.
- 11a. 2004.0336D (T. TAM: (415) 558-6325) 1144 PLYMOUTH STREET - east side between Ocean and Holloway Avenues, Lot 34 in Assessor's Block 6943 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.09.06.5881 (dwelling at the front) to demolish an existing one-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Heioth and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

(Continued from Regular Meeting of October 14, 2004)

11b. 2004.0759D (T. TAM: (415) 558-6325) 1144 PLYMOUTH STREET - east side between Ocean and Holloway Avenues, Lot 34 in Assessor's Block 6943 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.09.06.5882 (dwelling at the rear) to demolish an existing one-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

(Continued from Regular Meeting of October 14, 2004)

11c. 2004.0758DD (T. TAM: (415) 558-6325) 1144 PLYMOUTH STREET - east side between Ocean and Holloway Avenues, Lot 34 in Assessor's Block 6943 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of new construction to replace demolished housing, of Building Permit Application No. 2002.09.06.5878S, for the construction of a three-story, two-family dwelling in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District. On October 12, 2004, the adjacent neighbor at 1148 Plymouth filed a separate Discretionary Review request on the new construction.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

(Continued from Regular Meeting of October 14, 2004)

12. 2004.0631D (M. SMITH: (415) 558-6322) 21-23 JERSEY STREET - south side between Church and Dolores Streets, Lot 042 in Assessor's Block 6535 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2004.07.01.7869, proposing to merge two dwelling units into a single dwelling unit, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and Disapprove Merger

13. 2004.0780T (P. LORD: (415) 558-6311) HAIGHT STREET FORMULA RETAIL CONDITIONAL USE REQUIREMENTS - Consideration of an Ordinance amending Planning Code Section 707.3 to designate formula retail uses as a Conditional Use in the Haight Street Neighborhood Commercial District; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. Preliminary Recommendation: Approval

(Continued from Regular Meeting of October 21, 2004)

- 14. 2004.0962C 50 THOMAS MORE WAY - on the southwest corner of Thomas More and Brotherhood Ways; Lots 010 and 011 in Assessor's Block 7380 - Request for Conditional Use authorization pursuant to Planning Code Sections 209.3 (g) to allow St. Thomas More School the addition of a third story, approximately 3,800 square feet of floor area, to a two-story classroom building, which was authorized under a previous Conditional Use Case No.2004.0306C (Motion No. 16815) in an RH-1 (D) (Residential, House, One-Family, Detached Dwelling) District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions
- 15. 2004.0141C (B. FU: (415) 558-6613) 100 FELTON STREET northwest corner of Girard avenue and Felton street Lot 013, Assessor's Block 5926 Request for Conditional Use authorization under Planning Code Sections 209.6(b) to install a wireless telecommunications facility consisting of panel antennas and related equipment on an existing three-story publicly-used structure (church) as part of Cingular Wireless' wireless telecommunications network in a Location Preference 1 (Preferred Location Publicly-Used Structure), according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a RH-2 (Residential Two Family) Zoning District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions
- 2002.0928CEV 16a. (D. DIBARTOLO: (415) 558-6291) 7-11 VANDEWATER STREET (AKA 9 VANDEWATER) AND 418-420 FRANCISCO STREET - a through lot between Powell and Mason Streets; Lots 009 and 019 in Assessor's Block 0041 - Request for Conditional Use authorization to merge two assessor's lots into one single lot greater than 5,000 square feet per Section 722.11 of the Planning Code. The proposal is to demolish two existing one story commercial structures at the Vandewater Street frontage and to construct a new four-story building with nine dwelling units over a garage. The project retains the existing two-story mixeduse structure on Francisco Street by rehabilitating the facade and adding a new partial third floor. The existing residential unit would remain and occupy the two-story space above the approximately 900 square foot ground floor commercial space that would also be retained. The Zoning Administrator at this concurrent public hearing will also consider a rear yard modification and variance request, within the North Beach Neighhood Commercial District (NCD) and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with conditions.

- 16b. 2002.0928CEV (D. DIBARTOLO: (415) 558-6291) 7-11 VANDEWATER STREET (AKA 9 VANDEWATER) AND 418-420 FRANCISCO STREET - a through lot between Powell and Mason Streets; Lots 009 and 019 in Assessor's Block 0041 - Requests for Variances. The proposal is to merge two assessor's lots into one single lot greater than 5,000 square feet; to demolish two existing one story commercial structures at the Vandewater Street frontage; and to construct a new four-story building with nine dwelling units over a garage. The project retains the existing two-story mixed-use structure on Francisco Street by rehabilitating the facade and adding a new partial third floor. A rear yard modification is sought under Section 134 (e) to provide a rear yard open space within an inner court. A variance is sought from dwelling unit exposure requirements, as the horizontal dimensions of the inner court do not meet the requirements for an open area as defined under Section 140 (a)(2) for dwelling unit exposure, and six of the ten units have no exposure other than this inner court. The site is within the North Beach Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.
- 17. 2004,0370C (G. NELSON: (415) 558-6257) 3640 BALBOA STREET north side between 37th and 38th Avenues; Lot 005F in Assessor's Block 1580 Request for Conditional Use authorization pursuant to Section 161(i) of the Planning Code to allow the construction of two dwelling units without off-street parking. The proposal is to alter a mezzanine story within an existing 20-foot tall commercial structure and to add two additional floors to the building, resulting in an approximately 40-foot tall, four-story building. The two top floors will each contain a dwelling unit. The reconfigured second floor contains storage space ancillary to the restaurant below (considered a Full-Service Restaurant per Section 711.42 Section 711.53 of the Code). The subject property is within an NC-2 (Small Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with conditions.

Preliminary Recommendation: Approval with conditions (Continued from Regular Meeting of October 7, 2004)

NOTE: On October 7, 2004, the Commission entertained a motion to approve by a vote 42 –3. The motion failed to carry. Commissioners Hughes, S. Lee, and Olague voted no. Commissioner Bradford-Bell was absent. The Commission continued the matter to October 28, 2004 by a vote +4 –1 (Commissioner Hughes voted No) requring more information about the effects on local businesses (specifically the Balboa Theater) and receive input from the owners of the Sugar Bowl Bakery regarding their displacement. Public Hearing Remains Open.

18a. 2003.0262EIKXCVMRTZ (M. Li: (415) 558-6396) 1401-1435 MARKET STREET - southwest corner at 10th Street; Lot 039 in Assessor's Block 3507- Adoption of CEQA findings regarding the proposed establishment of the Tenth and Market Streets Special Use District, the construction of two residential buildings containing a total of up to 450 dwelling units, and the potential construction of an office building for occupancy by the City and County of San Francisco. The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

Preliminary Recommendation: Adopt the CEQA findings (Continued from Regular Meeting of October 21, 2004)

18b. 2003.0262EIKXCVMRTZ (M. LI: (415) 558-6396) 1401-1435 MARKET STREET, southwest corner at 10th Street; Lot 039 in Assessor's Block 3507 – Request for a General Plan referral to determine if the vacation and sale of Jessie Street, related to the construction of two residential buildings with a total of up to 450 dwelling units and the potential construction of an office building for occupancy by the City and County of San Francisco, are in conformity with the objectives and policies of the General Plan. The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

Preliminary Recommendation: Determine that the vacation and sale of Jessie Street are in conformity with the objectives and policies of the General Plan

18c. 2003.0262EIKXCVMRTIZ (M. LI: (415) 558-6396) 1401-1435 MARKET STREET - southwest corner at 10th Street; Lot 039 in Assessor's Block - Request for a Planning Code text amendment related to the proposed establishment of the Tenth and Market Streets Special Use District. The Planning Code text amendment consists of adding Section 249.27 to the Planning Code, which would establish the Tenth and Market Streets Special Use District and include the following provisions: (a) eliminate residential density restrictions, (b) exempt residential uses from the calculation of floor area ratio, (c) provide a height exemption of up to 30 feet for elevator and mechanical penthouses, and (d) allow residential parking up to a ratio of one independently accessible space for each dwelling unit with conditional use authorization. The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

(Continued from Regular Meeting of October 21, 2004)

18d. 2003.0262EIKXCVMRTZ (M. LI: (415) 558-6396) 1401-1435 MARKET STREET - southwest corner at 10th Street; Lot 039 in Assessor's Block 3507 - Request for a zoning map amendment related to the proposed establishment of the Tenth and Market Streets Special Use District. The zoning map amendment consists of adding the Tenth and Market Streets Special Use District to Map 7SU of the Official Zoning Maps of the City and County of San Francisco. The property is currently within a C-3c (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

Preliminary Recommendation: Adopt the draft resolution (Continued from Regular Meeting of October 21, 2004)

18e. 2003.0262EIKXCVMRTZ (M. LI: (415) 558-6396). 1401-1435 MARKET STREET - southwest corner at 10th Street; Lot 039 in Assessor's Block 3507 within the C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts - Request for a General Plan amendment related to the proposed establishment of the Tenth and Market Streets Special Use District. The General Plan amendment consists of adding the Tenth and Market Streets Special Use District to Map 1 ("Downtown Land Use and Density Plan") of the Downtown Area Plan and adding Policy 2 to Objective 6 of the Downtown Area Plan. The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

Preliminary Recommendation: Adopt the draft resolution (Continued from Regular Meeting of October 21, 2004)

18f. 2003.0262EIKXCVMRTZ (M. Ll: (415) 558-6396) 1401-1435 MARKET STREET, southwest corner at 10th Street; Lot 039 in Assessor's Block 3507- Request for a Section 309 Determination of Compliance and Request for Exceptions. The proposal is the construction of two residential buildings containing a total of up to 450 dwelling units. The project requires separation of towers, rear yard, loading, wind, and bulk exceptions pursuant to Section 309(a). The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts.

Preliminary Recommendation: Approve with conditions

- 18g. 2003.0262EIXXCVMRTZ (M. LI: (415) 558-6396) 1401-1435 MARKET STREET, southwest corner at 10th Street; Lot 039 in Assessor's Block 3507 Request for conditional use authorization to (1) provide residential parking for the 10th Street Building exceeding an amount classified as accessory (220 residential spaces are requested where 93 independently accessible spaces would be allowed as-of-right), (2) allow additional FAR above the base FAR of 6.0 to 1 and up to a maximum FAR of 9.0 to 1 for the construction of affordable dwelling units, and (3) exceed the residential density ratio of one unit for every 125 square feet of lot area as part of a proposal to construct two residential buildings containing a total of up to 450 dwelling units. The property is currently within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts. Preliminary Recommendation: Approve with Conditions
- 18h. 2003.0262EIKXCVMRTZ 1401-1435 MARKET STREET, southwest corner at 10th Street; Lot 039 in Assessor's Block 3507 within a C-3-G (Downtown General Commercial) District and 320-S, 200-S, 150-S Height and Bulk Districts – Permitted obstructions variance sought. The proposal is the construction of two residential buildings containing a total of up to 450 dwelling units. Section 136(c)(19) of the Planning Code allows fences and windscreens not exceeding a height of 10 feet above grade within the required rear yard. The proposed residential buildings will include a fence/windscreen exceeding a height of 10 feet within the required rear yard. The variance will be considered by the Zoning Administrator.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE:

The Planning Commission will hold a public hearing on Thursday, November 18, 2004 to discuss possible amendments to their rules and regulations. One of the items for discussion is amending the order of business to consider moving public comment to another area of the calendar.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, November 4, 2004 1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Dwight S. Alexander; Michael J. Antonini; Kevin Hughes; William L. Lee: Christina Olaque

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day The hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: microspondence to Commissioners, please copy the Commission Secretary at: microspondence to Commissioners, please copy the Commission Secretary at: microspondence to Commissioners, please copy the Commission Secretary at: microspondence to Commissioners, please copy the Commission Secretary at: microspondence to Commissioners, please copy the Commission Secretary at: microspondence time.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing, or only the provided of the provided property of the provided provide

DOCUMENTS DEPT

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SAN FRANCISCO PUBLIC LIBRARY

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Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days, call (415) 554-51816 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance accilication may be appealed to the Board of Accessed within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

San Francisco Lobbvist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to registral report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.sfo.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Luly Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna. Hall@stgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

BOLL CALL: Commission President:

Shelley Bradford Bell

Commission Vice-President: Sue Lee

Dwight S. Alexander; Michael J. Antonini; Kevin Hughes; Commissioners:

William L. Lee; Christina Olague

CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1 2004 0649C

(E. TOPE: (415) 558-6316) 601-605 BAKER STREET - northeast corner of Baker and Fulton Streets, Lot 010 in Assessor's Block 1177 - Request for Conditional Use Authorization pursuant to Planning Code Sections 182(b)(1) and 710.44 to allow a change of use from retail (formerly "Baker's Market") to a Small Self-Service Restaurant ("Green Chili Kitchen") in one of two commercial spaces (classified as Limited Commercial Uses) on the ground floor of a mixed use building in an RM-1 (Residential, Mixed District, Low Density) and a 40-X Height and Bulk District. The other space is proposed to remain in retail use. Preliminary Recommendation: Approval with Conditions

(Proposed for Continuance to December 2, 2004)

2004 0666DD 2.

(S. SNYDER: (415) 558-6543)

37 POWERS STREET - north side between Coleridge and Mission Streets; lot 6 in Assessor's Block 5518 - Neighbor-initiated Discretionary Review of Building Permit Application No. 2004.04.05.0592, proposing to construct vertical and horizontal additions to a single-family dwelling in an RH-2 (House, Two-family) District and a 40-X Height and Bulk District, and the Bernal Heights Special Use District.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of October 7, 2004). (Proposed for Continuance to December 2, 2004)

3. 2004 0393C (G. CABREROS (415) 558-6169)

2443-2445 CLEMENT STREET - south side between 25th and 26th Avenues; Lots 035 and 036 in Assessor's Block 1457 - Request for Conditional Use Authorization under Planning Code Section 717.11 to allow development of a lot greater than 5,000 square feet in area in the Outer Clement Street Neighborhood Commercial District and a 40-X Height and Bulk District. The project proposes demolition of three non-residential structures and new construction of a 40-foot tall, four-story, mixed-used building with one ground-floor commercial space and nine residential units.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of September 2, 2004)

(Proposed for Continuance to January 6, 2005)

4. 2003.1110T (C. NIKITAS:(415) 558-6306)

REQUIRED SECOND MEANS OF EGRESS - Ordinance Amending the San Francisco Planning Code to Allow a Required Second Means of Egress Adoption of an ordinance amending the San Francisco Planning Code by adding a new section 136(c)(4)(A)(i-v) to allow certain stairways that are a required second means of egress under the Building Code, as permitted obstructions in the rear yard. The California Building Code no longer allows fire escapes as a second means of egress in most cases. This proposed text amendment provides an exemption to meet the requirements of the Building Code. This ordinance also includes changes to Section 311 and 312 to require neighbor notification for the addition of these stairways.

Preliminary Recommendation: Recommend approval of the ordinance to the Board of Supervisors.

(Continued from Regular Meeting of September 23, 2004) (Proposed for Continuance to January 20, 2005)

(P. LORD: (415) 558-6311)
 NORTH BEACH FORMULA RETAIL PROHIBITION - Consideration of an Ordinance amending Planning Code Section 707.3 to prohibit formula retail uses in the North Beach Neighborhood Commercial District; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

Preliminary Recommendation:
(Continued from Regular Meeting of October 21, 2004)

(Proposed for Indefinite Continuance)

- 6. 2004.1033Z (P. LORD: (415) 558-6311) ASSESSOR'S BLOCK 0185 REZONING Consideration of an Ordinance amending the San Francisco Planning Code by amending the Zoning Map of the City and County of San Francisco, Section Map 2, to change the use district designation of Assessor's Block 0185, Lots, 005, 029, 030, 031, 032, 033, 036, 037, 038, 039, 040, 041, 043, and 048 (mid-block South side of Pacific Street between Hyde Street and Larkin Street) from NC-2 (Small-Scale Neighborhood Commercial District) and RH-1 (Residential: One Family) to RM-1 (Residential, Mixed: Low Density, making finding pursuant to Section 302 and, making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. (Proposed for Indefinite Continuance)
- 7. 2004.0781T (P. LORD: (415) 558-6311) <u>ELEVATOR PENTHOUSE HEIGHT EXEMPTION INCREASE</u> - Consideration of an a Ordinance amending Planning Code Section 260 to provide for an increase in the height exemption for elevator penthouses from 10 feet to 16 feet; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. Preliminary Recommendation: Pending (From Regular Meeting of October 21, 2004) (Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Commission Comments/Questions

C. DIRECTOR'S REPORT

- 9. Director's Announcements
- 10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

11. 2002.0271L (M. SNYDER: (415) 575-6891) 150 OTIS STREET - The Juvenile Court and Detention Home, north side between McCoppin Street and Duboce Avenue. Lot 7 in Assessor's Block 3513 - Request for the Planning Commission to adopt a Resolution approving the designation of the Juvenile Court and Detention Home as Landmark 248, and recommending to the Board of Supervisors that they approve the designation of the Juvenile Court and Detention Home as Landmark 248.

Preliminary Recommendation: Approval

NOTE: On October 7, 2004, following public testimony, the Commission closed public hearing and continued the matter to November 4, 2004, by a vote +6 –0, in order to discuss future use of the building with the project sponsor.

12. 2004.0587D (R. CRAWFORD: (415) 558-6358) 91 MIGUEL STREET - north side between Fairmont and Beacon Streets. Assessor's Block 6665 Lot 023C - Request for Discretionary Review of Building Permit Application No. 2004 0128 5045, to construct a new two family dwelling, three stories in height in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project. NOTE: On October 21, 2004, the Commission closed the public hearing and continued the item to November 4, 2004 to allow absent Commissioner the ability to participate in the final action. Commissioner Sue Lee was absent.

F. REGULAR CALENDAR

13. 2000.1081F (J. KUGLER: (415) 558-5983) RINCON HILL PLAN - Public Hearing on Draft Environmental Impact Report. The proposed project is a revised Rincon Hill Plan (an Area Plan of the San Francisco General Plan) and revised planning controls for the Rincon Hill area. The San Francisco Planning Department proposes to replace the Planning Code's existing Rincon Hill Special Use District (SUD), as set out in Planning Code Section 249.1, with a new Rincon Hill Downtown Residential Mixed Use District (DTR), which would increase height limits, revise the "R" bulk district, amend the Rincon Hill Area Plan, and make other General Plan and zoning changes intended to stimulate additional high-density, residential development in the Rincon Hill area, Improvements to the streetscape, transportation system and open space would result from implementation of the new Plan. Rincon Hill is in the northeast section of San Francisco, south of the Financial District and Transbay Terminal, and north of the South Beach neighborhood. The project area is bounded generally by Folsom Street, Steuart Street, The Embarcadero, Bryant Street, the Bay Bridge approach and the Transbay Terminal ramps and encompasses about 12 city

Preliminary Recommendation: Hold Public Hearing. No action required. NOTE: Written comments will be received at the Planning Department until 5:00 p.m. on November 10, 2004.

14. 2003.0109E 988 HOWARD STREET - AKA PLAZA APARTMENTS - northeast corner of Howard and Sixth Streets on Assessors Block 3725, Lot 025 - Substitution of Mitigation Measures and amendment of Final Mitigated Negative Declaration. The approved project, now under construction, is the demolition of two-story 37-room single-resident occupancy (SRO) hotel, retail, and performing arts space and construction of an approximately 68,400 gsf, 9-story, structure containing 106 SRO units, with 700 gross square feet (gsf) of second-story social service space, 2,100 gsf of ground level retail space, and 4,200 gsf of performing arts space. The site is located in the South of Market Redevelopment Plan Area, SOMA Earthquake Recovery Special Use District, RSD (Residential / Service) Mixed-Use Zoning District and 85-X height and bulk district.

Preliminary Recommendation: Approve finding of no significant impact with substitution of wind and archeology mitigation measures and amendment of Final Mitigated Negative Declaration.

15. 2004.0781T

(P. LORD: (415) 558-6311) ELEVATOR PENTHOUSE HEIGHT EXEMPTION INCREASE - Consideration of an a

Ordinance amending Planning Code Section 260 to provide for an increase in the height exemption for elevator penthouses from 10 feet to 16 feet; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General

Preliminary Recommendation: Approval with Recommendations (Continued from Regular Meeting of October 21, 2004)

16. 2004.0660C (R. CRAWFORD: (415) 558-6358) 55 FARALLONES STREET - south side between Plymouth and San Jose Avenues. Assessor's Block 7108 Lot 054 (St. Michael's Church & School). Conditional Use authorization under, Planning Code Section 209.3 j, to expand an Adult Day Care facility, as part of the existing religious institutional use, up to 35 adults. The project will construct add 960 square feet to an existing 2,160 square foot modular building currently used for adult day care purposes in an RH-1, Residential House, One Family, and RH-2, Residential House, Two Family District and within the 40-X Height and Bulk District

Preliminary Recommendation: Approval with Conditions

17. 2004.0831C (D. DIBARTOLO: 415) 558-6291) 532-536 GREEN STREET - north side between Stockton Street and Grant Avenue: Lot

015 in Assessor's Block 0116 - Request for Conditional Use authorization to establish. pursuant to Planning Code Section 722.44, a small self-service restaurant ("Tom's Sausage & BBQ"). The restaurant would be less than 1,000 square feet in size, and would occupy an existing ground-floor vacant commercial space within the three story mixed-use structure. No expansion of the building is proposed. The site is in the North Beach Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

18. 2004.0915C (D. SIDER: (415) 558-6697) 1598 DOLORES STREET - northwest corner of 29th Street; Lots 40 through 52, inclusive. in Assessor's Block 6618 - Request for Conditional Use authorization to modify conditions of approval set forth in Planning Commission Motion Number 16445 as modified by Board of Supervisors Motion Number M02-163 and relating to Planning Department Case Number 2000.1058C to allow payment of an in-lieu affordable housing fee rather than provide on-site affordable housing, pursuant to inclusionary housing policies set forth in Planning Commission Resolution Number 16350. In September of 2002, the City authorized construction of two 4-story buildings on the subject property containing a total of 13 units and up to 26 independently accessible off-street parking spaces; both buildings are now complete. Conditions of approval require one of the proposed units to be provided as a Below Market Rate (BMR) unit. This proposal would modify previous conditions of approval to allow the payment of an in-lieu fee to the Mayor's Office of Housing rather than provide the required BMR unit on-site. No physical work is proposed. The property is within an NC-1 (Neighborhood Commercial Cluster) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Disapproval (Continued from Regular Meeting of October 21, 2004)

- (M. SNYDER: (415) 575-6891) 19. 2002 1305C 1096 SOUTH VAN NESS AVENUE - previously Driscoll's Mortuary Chapel, northwest corner of South Van Ness Avenue and 22nd Street, Lot 10 in Assessor's Block 3615 -Request for Conditional Use authorization to establish a full service restaurant and a place of entertainment that would be open until 2:00 am within a building that was previously used as a mortuary. Conditional Use authorization is required for (1) hours of operation between 11:00 pm and 2:00 am pursuant to Planning Code Sections 710.27 and 790.48; (2) the establishment of other entertainment pursuant to Planning Code Sections 710.48 and 790.38; (3) the establishment of a full service restaurant on a lot within ¼ mile of the 24th Street - Mission Neighborhood Commercial District Pursuant to Planning Code Sections 710.42 and 727.42; and (4) the establishment of a restaurant use on the second floor of a building designed for a single tenant pursuant to Planning Code Section 186.1(b) and 186.2(a). No exterior alteration is proposed. The project is within an NC-1 (Neighborhood Commercial, Cluster) District, a 50-X Height and Bulk District, the Mission Alcoholic Restricted Special Use District. (Continued from Regular Meeting of October 28, 2004)
- 20a. 2004.0234CV (J. PURVIS: (415) 558-6354) 2917-2919 24TH STREET - south side between Florida and Alabama Streets; Lot 015 in Assessor's Block 426 - Request for Conditional Use Authorization under Planning Code Section 161(j) to add five dwelling units (including one pre-existing unit to be restored) to a commercial building without providing off-street parking. Two units would be converted from existing office/warehouse space on the second floor, and the other three units would be provided through a vertical addition, adding a third floor plus mezzanine above the existing two-story building with a six- and ten-foot setback from the existing front building wall. A Rear Yard Modification and a Dwelling Unit Exposre Variance wil be heard by the Zoning Administrator immediately following the hearing on the Conditional Use. The site is within the 24th Street-Mission Neighborhood Commercial Use District, and a 40-X Height and Bulk District. Preliminary Recommendation: Approve with conditions (Continued from Regular Meeting of September 23, 2004)
- 21a. 2004,0356D 477 HARKNESS AVENUE - south side east of Delta Street; Lot 047 in Assessor's Block 6178 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2003.11.19.0549 proposing the demolition of a one-story, single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
- 21b. 2004.0357D (J. PURVIS: (415) 558-6354)
 477 HARKNESS AVENUE south side east of Delta Street; Lot 047 in Assessor's Block
 6178 Mandatory Discretionary Review, under Planning Commission policy requiring

review of all replacement structures following residential demolition, of Building Permit Application No. 2003.11.19.0552 proposing the construction of a single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take DR and approve the project.

21c. (J. PURVIS: (415) 558-6354) 477 HARKNESS AVENUE - south side east of Delta Street: Lot 047 in Assessor's Block

6178 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2003.11.19.0551 proposing the construction of a single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District

Preliminary Recommendation: Do not take DR and approve the project.

22. 2004.1032DDDDDD (M. SNYDER: (415) 575-6891)

2428 BAYSHORE BOULEVARD - Lot 003 in Assessor's Block 6249, northwest side between Leland Avenue and Visitacion Avenue - Request for Discretionary Review of Building Permit Application No. 2003.12.16.2457 proposing to construct a new four-story. twelve-unit residential structure with a small commercial unit, on a vacant lot. The property is within an NC-3 (Neighborhood Commercial, Moderate Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take discretionary review and approve the project with modifications.

23a. 2004.0526D

(M. SNYDER: (415) 575-6891)

785 SAN BRUNO AVENUE - east side between 19th Street and 20th Street, Lot 018 in Assessor's Block 4075 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.10.29.8857, proposing to demolish a single story, single-family dwelling in an RH-2 (House, Two-family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

23b. 2004.0923D

(M. SNYDER: (415) 575-6891)

785 SAN BRUNO AVENUE - east side between 19th Street and 20th Street, Lot 018 in Assessor's Block 4075 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of new residential buildings in association with residential demolition, of Building Permit Application No. 2003.10.29.8854, proposing to construct a new three-story-over-garage two-unit building, in an RH-2 (House, Twofamily) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE:

The Planning Commission will hold a public hearing on Thursday, November 18, 2004 to discuss possible amendments to their rules and regulations. One of the items for discussion is amending the order of business to consider moving public comment to another area of the calendar.



NOTICE OF CANCELLATION

DOCUMENTS DEPT

NOV 0 5 2004

SAN FRANCISCO PUBLIC LIBRARY

SAN FRANCISCO PLANNING COMMISSION **Regular Meeting** Thursday, November 11, 2004

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, November 11, 2004 has been cancelled. The next Regular Meeting of the Planning Commission will be held on November 18, 2004.

> Linda D. Avery Commission Secretary

VICE-PRESIDENT SHELLEY BRADFORD BELL
COMMISSIONER DWIGHT ALEXANDER
COMMISSIONER
COM COMMISSIONER COMMISSIONER COMMISSIONER WILLIAM L. LEE

INTERIM DIRECTOR OF PLANNING DEAN MACRIS COMMISSION SECRETARY LINDA D. AVERY

CHRISTINA OLAGUE



SAN FRANCISCO PLANNING COMMISSION Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 18, 2004
1:30 PM

Regular Meeting

President: Shelley Bradford Bell
Vice-President: Sue Lee
Commissioners: Dwight S. Alexander; Michael J. Antonini; Kevin Hughes;
William L. Lee; Christina Olaque

Commission Secretary: Linda D. Avery

DOCUMENTS DEPT.

NOV 1 5 2004

SAN FRANCISCO PUBLIC LIBRARY

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the dyndrough to the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribut to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: Ifflact avery@stgov.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment or ground to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditionate authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5 184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an Item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The inniging of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.x950v.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairrments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna-Hall@sigov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfqov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _	
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ROLL CALL:

Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee

Dwight S. Alexander; Michael J. Antonini; Commissioners:

Kevin Hughes; William L. Lee; Christina Olaque

CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004 0353C (G. NELSON: (415) 558-6257) 2241 GEARY BOULEVARD (AKA 2130 O'FARRELL STREET) - south side between Broderick and Divisadero Streets: Lot 050 in Assessor's Block 1098, in an NC-3 (Moderate Scale-Neighborhood Commercial) District and a 105-E Height and Bulk District - Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of 6 antennas on a rooftop penthouse and related equipment on the 6th floor parking deck of the approximately 70-foot tall Kaiser Hospital Parking Garage, as part of Sprint's telecommunications network Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 (most preferred) as it is a publicly-used structure. No other cellular carriers have installations at this location.

Preliminary recommendation: Pending

(Proposed for Continuance to December 2, 2004)

2a. 2001.0249CV (K. AMDUR: (415) 558-6351) 605 KEARNY STREET - west side between Sacramento and Commercial Streets. Lot 7 in Assessor's Block 226 - Request for a Conditional Use authorization for a building exceeding 35 feet in height in the Chinatown Community Business (CCB) Zoning District and a 50-N Height and Bulk District. The proposal is to add one four-story dwelling unit to an existing one-story commercial building on a small, approximately 700 square foot, 29.5-foot deep lot. The commercial unit on the ground floor would remain. The building would be 50 feet in height with the proposed addition. The addition, like the existing commercial building, would cover the entire small site. No parking would be provided. Both a parking and a rear yard/site coverage variance would be required and will be considered by the Zoning Administrator at the same hearing as the Conditional Use authorization. Required open space would be provided on a rooftop terrace.

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of October 7, 2004) (Proposed for Continuance to December 9, 2004)

(Proposed for Continuance to December 9, 2004)

2b. 2001.0249CV (K. AMDUR: (415) 558-6351) 605 KEARNY STREET - west side between Sacramento and Commercial Streets. Lot 7 in Assessor's Block 226 - Request for a Variance for rear yard/site coverage and parking for a building in the Chinatown Community Business (CCB) Zoning District and a 50-N Height and Bulk District. The proposal is to add one four-story dwelling unit to an existing one-story commercial building on a small, approximately 700 square foot, 29.5foot deep lot. The commercial unit on the ground floor would remain. The building would be 50 feet in height with the proposed addition. The addition, like the existing commercial building, would cover the entire small site, and no parking would be provided. Required open space would be provided on a rooftop terrace. Conditional use authorization is also required for a building in the CCB to exceed 35 feet in height. (Continued from Regular Meeting of October 7, 2004)

2004.1089D

(B. FU: (415) 558-6613)

<u>657 RHODE ISLAND</u> - east side between 18th and 19th Streets; Lot 006 in Assessor's Block 4031- **Request for Discretionary Review** of building permit application no. 2003.11.10.9875 proposing to construct a new two-story over garage, two-family dwelling located in an RH-2 (Residential House, Two-Family) District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve permit as proposed

(Proposed for Continuance to December 9, 2004)

4. 2004.0389D (J. PUIRVIS: (415) 558-6354) 684 ARKANSAS STREET - west side between 20th and 22rd streets; Lot 016 in Assessor's Block 4098 - Neighbor-initiated Discretionary Review on the proposed conversion of a single-family dwelling to a two-family dwelling with vertical and horizontal extensions, under Building Permit Application No. 2003.05.22.5290. The site is in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project. (Continued from Regular Meeting of October 7, 2004) (Proposed for Continuance to January 20, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS

- Commission Comments/Questions
- Discussion and consideration of possible action to amend the Rules and Regulations of the San Francisco Planning Commission to:
 - Amend the Order of Business to consider moving Public Comment from the end
 of the calendar to another area on calendar;
 - To define consent calendar procedures for those projects not in Neighborhood Commercial and South of Market districts, which already have procedures set forth under Planning Code 316; and
 - To update various other rules that are not in conformity with the City's Administrative Code (Sunshine Ordinance) and/or Charter.

C. DIRECTOR'S REPORT

- Director's Announcements
- 8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

2004.0957D (D. SIROIS: (415) 558-6313) 3876 19TH STREET - north side, between Sanchez & Church, Lot 027, Assessor's Block 3585 - Request for Discretionary Review of building permit application no. 2004.06.28.7517 seeking to construct horizontal and vertical additions to an existing three-family dwelling located in an RH-2 (Residential House, Two-Family) District and in a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve permit as

Preliminary Recommendation: Do not take Discretionary Review and approve permit as proposed

 2004.0934D (D. DIBARTOLO: (415) 558-6291)
 575 25TH AVENUE - west side between Anza Street and Geary Boulevard: Lot 016 in Assessor's Block 1519 - Request for Discretionary Review of Building Permit Application No. 2003.08.26.3071S, proposing to construct vertical and rear horizontal additions to the existing one-story over garage single-family residence and to add a new dwelling unit at the new second floor level. The project site is within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

- 11. 2004.0794D (S. VELLVE: (415) 558-6262) 5116 GEARY BOULEVARD - north side between 15th and 16th Avenues, Lot 202 in Assessor's Block 1447 - Request for Discretionary Review of Building Permit Application 2004.05.19.4344 proposing to: (1) construct a two-story rear horizontal addition and a one-story vertical addition; (2) change the ground-floor use from a full-service restaurant to a specialty grocery store; (3) establish a new full-service restaurant (Gastonom) on the new second floor of the existing commercial building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and 40-X Height/Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as modified.
- 12. 2004.1010D (D. SIDER: (415) 558-6697) 545 2ND STREET - northeast side between Federal and DeBoom Streets, Lot 191 in Assessor's Block 3774 - Mandatory Discretionary Review of Miscellaneous Permit Application Numbers MB0401444 and MB0401256, Zoning Referrals from the San Francisco Department of Public Health and California Department of Alcoholic Beverage Control, respectively. The project would establish the use of ground floor retail space as a retail liquor store (DBA "Hennessey's Wines") which would sell alcohol for consumption both on and off-site. No physical work is proposed. Planning Commission Resolution Number 14844 requires a Discretionary Review hearing for all projects which involve a new or relocated Liquor License within the proposed Ballpark Vicinity Special Use District (BVSUD) . The property is located in an SSO (Service / Secondary Office) District, the proposed BVSUD, the South End Historic District, and a 50-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
- 13a. 2004.0130CV

 <u>1353-1355 BUSH STREET</u> south side between Larkin and Polk Streets, with additional frontage on Fern Street, Lot 13 in Assessor's Block 669, in an the Polk Street Neighborhood Commercial District ("NCD") and a 65-A Height and Bulk District Request for Conditional Use authorization for use size in excess of 3,000 square feet for a music training facility ("Music City"), with a Full-Service Restaurant and Bar with live entertainment, open after hours (between 2:00 and 6:00 A.M.) also requiring a Variance for off-street parking and usable open space for an upper-floor group-housing use. Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of July 22, 2004)
 NOTE: On July 22, 2004, following public testimony, the Commission continued

the matter to September 23, 2004 instructing the project sponsor to continue discussing issues with neighbors. *Public comment remains open*. (Continued from Regular Meeting of October 28, 2004)

13b. 2002.0130CY (J. MILLER: (415) 558-6344) 1353-1355 BUSH STREET - south side between Larkin and Polk Streets, with additional frontage on Fern Street, Lot 13 in Assessor's Block 669, in the Polk Street Neighborhood Commercial District ("NCD") and a 65-A Height and Bulk District - Off-Street Parking and Usable Open Space Variances sought in conjunction with the conversion of existing tourist hotel rooms to group housing (residential hotel rooms) and for a Full-service Restaurant and Bar and music training facility ("Music City") with no off-street parking and no outdoor open area. (Continued from Regular Meeting of July 22, 2004)

NOTE: The Acting Zoning Administrator continued this item to September 23, 2004. Public comment remains open.

(Continued from Regular Meeting of October 28, 2004)

Preliminary Recommendation: Approval with Conditions

13c. 2002.0129C <u>835 HYDE STREET</u> - west side between Bush and Sutter Streets, Lot 3 in Assessor's Block 279, in an RC-4 (Residential Commercial Combined, High Density) District and a 130-E Height and Bulk District - Request for a Conditional Use authorization for a Tourist Hotel (conversion of 31 "residential" hotel rooms, being consolidated at another location, to "fourist" rooms) with no off-street parking.

NOTE: On July 22, 2004, following public testimony, the Commission continued the matter to September 23, 2004 instructing the project sponsor to continue discussing issues with neighbors. *Public comment remains open*. (Continued from Regular Meeting October 28, 2004)

- 14. 2004.0347C (J. MILLER: (415) 558-6344) 2800 LEAVENWORTH STREET - entire block bounded by Leavenworth, Jefferson, Jones and Beach Streets, Lots 7 and 8 in Assessor's Block 11, in a C-2 (General Commercial) District, the Northern Waterfront Special Use District No. 2, and a 40-X Height and Bulk District - Request for a Conditional Use authorization for conversion of approximately 32,000 square feet of retail and office space to use as a new hotel with approximately 50 proms (Planning Code Section 216(b)ii)
- 15. 2004.0551AXY 201 SANSOME STREET - northwest corner of intersection with Pine Street, Lot 5, in Assessor's Block 260 - Request for a Determination of Compliance under Section 309 of the Planning Code to permit conversion of an existing office building to approximately 48 residential dwelling units, with an exception to the Planning Code rear yard requirements; and for the granting by the Zoning Administrator of residential open space, dwelling unit exposure, and parking variances; for the subject property, which is in the C-3-0 (Downtown, Office) Zoning District and a 150-5 Height and Bulk District. The Zoning Administrator will hear the variance application concurrently with the Planning Commission hearing. Preliminary Recommendation: Approval with conditions
- 16. 2004.0781T (P. LORD: (415) 558-6311) <u>ELEVATOR PENTHOUSE HEIGHT EXEMPTION INCREASE</u> - Consideration of an a Ordinance amending Planning Code Section 260 to provide for an increase in the height exemption for elevator penthouses from 10 feet to 16 feet; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

 Preliminary Recommendation: Approval with recommendations

(Continued from Regular Meeting of November 4, 2004)

2004.0941T
 ADDING FEES RELATED TO CODE ENFORCEMENT - Consideration of an Ordinance to Amend the Planning Code by amending Sections 351 and 355 to add lees related to code enforcement and making environmental findings and findings of consistency with the priority polices of Planning Code Section 101.1 and the General Plan.

Preliminary Recommendation: Approval with recommendations

18. 2004.055M (D. ALUMBAUGH/ D. ARGUMEDO: (415) 558-6601/558-6284)

TRANSBAY REDEVELOPMENT PLAN - all, or portions of Assessor's Blocks 3718.

3719, 3720, 3721, 3736, 3737, 3738, 3739, 3740, 3749 and 3764; being generally th€

area bounded by Mission, Main, Folsom and Second Streets, together with a portion of the Block bounded by Howard, Spear, Folsom and Main Streets, and a portion of the Block bounded by Folsom, First, Harrison and Second Streets. Resolution of Intent to Initiate Amendments to the General Plan necessary to find in conformity the redevelopment plan for the Transbay Redevelopment Project Area.

Preliminary Recommendation: Adopt a Resolution of Intent to Initiate Amendments to the

19. 2004.0472l (D. ARGUMEDO: (415) 558-6284) HASTINGS COLLEGE OF LAW - Notification by Zoning Administrator of filing of Hastings College of Law Institutional Master Plan per Planning Code Section 304.5 (d). The submitted institutional master plan details Hastings's current physical plant, demographics, and outlines their 10-year development plan. This public hearing is for receipt of public testimony only, while receipt of this institutional master plan does not constitute acceptance, or approval, of any of the detailed proposed projects. Preliminary Recommendation: No action required

General Plan of Intent to Initiate Amendments to the Planning Code.

(Continued from Regular Meeting of October 7, 2004)

20. 2004.0762l (D. ARGUMEDO: (415) 558-6284) UNIVERSITY OF SAN FRANCISCO - notification by Zoning Administrator of filing of 10 year Institutional Master Plan by the University of San Francisco and subsequent public hearing as per Planning Code section 304.5 (d). The purpose of this hearing is for the receipt of public testimony only and in no way constitutes an approval or disapproval of the Institutional Master Plan by the Planning Commission.
Preliminary Recommendation: No action required (Continued from Regular Meeting of Qctober 7, 2004)

- 21a. 2004.0882EMZRU (P. MALTZER (415) 558-5977)
 HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN Lot 10 in Assessor's Block
 4591A Adoption of CEQA Findings regarding General Plan Amendments, Planning
 Code Amendments (a Zoning Map amendment), a General Plan Referral, and an InterAgency Cooperation agreement related to the Hunters Point Shipyard Redevelopment
 Project.
 Preliminary Recommendation: Adopt CEQA Findings.
- 21b. 2004.0882 EMZRU

 HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN Lot 10 in Assessor's Block 4591A The Commission will consider a resolution to Adopt Proposed Amendments to the South Bayshore Area Plan and other elements of the General Plan under the provisions of Sections 340 and 306.3 (b)(3) of the Planning Code. The amendments are necessary to find in conformity the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project. The General Plan amendments include amendments to the Residence, Commerce and Industry, Recreation and Open Space, Transportation, Urban Design, Community Facilities, Community Safety, Arts, and Air Quality Elements of the General Plan, and the Land Use Index. The proposed amendments to the General Plan were initiated at a public hearing on October 21, 2004.
 Preliminary Recommendation: Approve Draft Resolution.
- 2004.0882 EMZRU

 HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN Lot 10 in Assessor's Block
 4591A The Commission will consider a resolution to Adopt Proposed Amendments to
 the Planning Code (maps 9 and 9H of the Zoning Map) under the provision of Section
 306.3(b)(2) of the Planning Code. The proposed amendments would revise Zoning Maps
 9 and 9H to reference the Hunters Point Shipyard Redevelopment Plan as the document
 that will regulate the land use of the Hunters Point Shipyard Redevelopment Area. The

proposed amendments to the Zoning Map were initiated by the Planning Commission at a public hearing on October 21, 2004.
Preliminary Recommendation: Approve Draft Resolution.

- 21d. 2004.0882 EMZRU (D. ARGUMEDO (415-558-6284) <u>HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN</u> - Lot 10 in Assessor's Block 4591A - The General Plan Referral includes General Plan conformity findings on (a) the Hunters Point Shipyard Redevelopment Plan, (b) vacation and sale of undeveloped public rights-of-way (paper streets) within the Hunters Point Redevelopment Project Area, and (c) a subdivision ordinance for the site. Individual subdivisions would be subject to separate General Plan referrals to the Planning Department, in the future. Preliminary Recommendation: Approve Draft Resolution finding the Project (a, b, and c) in conformity with General Plan.
- 21e. 2004.0882 EMZRU (D. ARGUMEDO (415-558-6284) <u>HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN</u> - Lot 10 in Assessor's Block 4591A - Request for Adoption of a Motion authorizing the Planning Department to enter into an Inter Agency Cooperation Agreement with the San Francisco Redevelopment Agency and other City Departments to assist in reviewing permits, approvals and agreements within the Hunters Point Shipyard Redevelopment Area. Preliminary Recommendation: Approve Draft Motion

E. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

ADDENDUM SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, November 18, 2004

1:30 PM

Regular Meeting

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Dwight S. Alexander; Michael J. Antonini; Kevin Hughes; William L. Lee; Christina Olaque

Commission Secretary: Linda D. Avery

D. REGULAR CALENDAR

15a. 2004.0551AZV 201 SANSOME STREET - northwest corner of intersection with Pine Street, Lot 5, in Assessor's Block 260 - Request for a Determination of Compliance under Section 309 of the Planning Code to permit conversion of an existing office building to approximately 48 residential dwelling units, with an exception to the Planning Code rear yard requirements; for the subject property, which is in the C-3-O (Downtown, Office) Zoning District and a 150-S Height and Bulk District. Preliminary Recommendation: Approval with conditions

15b. 2004.0551AXV 201 SANSOME STREET - northwest corner of intersection with Pine Street, Lot 5, in Assessor's Block 260 - Request for the granting by the Zoning Administrator of residential open space, dwelling unit exposure, and parking variances to permit conversion of an existing office building to approximately 48 residential dwelling units; for the subject property, which is in the C-3-O (Downtown, Office) Zoning District and a 150-S Height and Bulk District. The Zoning Administrator will hear the variance application concurrently with the Planning Commission hearing.

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NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting Thursday, November 25, 2004

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday, November 25, 2004* has been cancelled. The next Regular Meeting of the Planning Commission will be held on *December 2, 2004*.

Linda D. Avery Commission Secretary

PLANNING COMMISSION ROSTER
PRESIDENT SHELLEY BRADFORD BELL
VICE PRESIDENT SHELLEY

VICE-PRESIDENT
COMMISSIONER
COM

uncelled

INTERIM DIRECTOR OF PLANNING COMMISSION SECRETARY

DEAN MACRIS LINDA D. AVERY

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PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION FAX: 558-6409

FAX: 558-6426

ADMINISTRATION CURRENT PLANNING/ZONING LONG RANGE PLANNING FAX: 558-6409

FAY: 558-6426

Public Notice

Rescheduled Public Hearing on the Rincon Hill Plan **Draft Environmental Impact Report**

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hearing

The Draft Environmental Impact Report (DEIR) for the Rincon Hill Plan has had the public hearing before the Planning Commission rescheduled. A Special Meeting of the Planning Commission with this item on the agenda will be held on Monday November 29, 2004 starting at 1:30 p.m. in Rm. 400 of City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA. Because the hearing has been rescheduled, the end date for the written comment period has also been extended

Case No.: 2000.1081E

Title: Rincon Hill Plan Draft Environmental Impact Report

Public Hearing Date: Monday, November 29, 2004

Close - Written Public Comments: Friday, December 3rd at 5:00 pm.

If you have any questions regarding the environmental document, please contact the Environmental Planner for the project, Joan A. Kugler at 558-5983. If you have questions about the Rincon Hill Plan, please call Marshall Foster at 558-6362 or David Alumbaugh at 558-6601. Written comments on the DEIR should be sent to Ms. Kugler at the address above.

THE PLANNING DEPARTMENT

1660 MISSION STREET, SUITE 500 SAN FRANCISCO, CALIFORNIA 94103-2414

RETURN POSTAGE GUARANTEED

POSTMASTER: THIS PARCEL MAY BE OPENED FOR POSTAL INSPECTION IF NECESSARY

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting

8

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Monday, November 29, 2004 1:30 PM

Regular Meeting

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President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Dwight S. Alexander; Michael J. Antonini; Kevin Hughes; William L. Lee; Christina Olaque

pecial

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet; http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA, 94103-2414. Comments received by 1:100 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared litem at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: India, avery@stgov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (6) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at or prior to, the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at or prior to, the public hearing

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days, Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance accilication may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an Item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.sfo.or.or/githics.

Accessible Meeting Policy

Hearings are held at City Hall. 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Norlega and the F Line. Accessible MUNI Metro lines are the J. K. L. M. and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 545-47724, by tax at (1415) 545-7854 or by E-mail at Donna-Hall@stgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfqov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

BOLL CALL:

Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Dwight S. Alexander; Michael J. Antonini; Kevin Hughes;

William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 2004.0649C

 601-605 BAKER STREET
 northeast corner of Baker and Fulton Streets, Lot 010 in Assessor's Block 1177
 Request for Conditional Use Authorization pursuant to Planning Code Sections 182(b)(1) and 710.44 to allow a change of use from retail (formerly "Baker's Market") to a Small Self-Service Restaurant ("Green Chili Kitchen") in one of two commercial spaces (classified as Limited Commercial Uses) on the ground floor of a mixed use-building in an RM-1 (Residential, Mixed District, Low Density) and a 40-X Height and Bulk District. The other space is proposed to remain in retail use. Prelliminary Recommendation: Approval with Conditions (Proposed for Continuance to December 2, 2004)
- 2004.0666DD
 (S. SNYDER: (415) 558-6543)
 37 POWERS STREET north side between Coleridge and Mission Streets; lot 6 in Assessor's Block 5518 Neighbor-initiated Discretionary Review of Building Permit Application No. 2004.04.05.0592, proposing to construct vertical and horizontal additions to a single-family dwelling in an RH-2 (House, Two-family) District and a 40-X Height and Bulk District, and the Bernal Heights Special Use District. Preliminary Recommendation: Pending

(Continued from Regular Meeting of October 7, 2004) (Proposed for Continuance to December 2, 2004)

2004.0393C (G. CABREROS (415) 558-6169).
 2443-2445 CLEMENT STREET - south side between 25th and 26th Avenues; Lots 035 and 036 in Assessor's Block 1457 - Request for Conditional Use Authorization under Planning Code Section 717.11 to allow development of a lot greater than 5,000 square feet in area in the Outer Clement Street Neighborhood Commercial District and a 40-Height and Bulk District. The project proposes demolition of three non-residential structures and new construction of a 40-foot tall, four-story, mixed-used building with one ground-floor commercial space and nine residential units.
 Preliminary Recommendation: Pendino

(Continued from Regular Meeting of September 2, 2004)
(Proposed for Continuance to January 6, 2005)

4. 2003.1110T <u>REQUIRED SECOND MEANS OF EGRESS</u> - Ordinance Amending the San Francisco Planning Code to Allow a Required Second Means of Egress Adoption of an ordinance amending the San Francisco Planning Code by adding a new section 136(c)(4)(A)(i-v) to allow certain stairways that are a required second means of egress under the Building Code, as permitted obstructions in the rear yard. The California Building Code no longer allows fire escapes as a second means of egress in most cases. This proposed text amendment provides an exemption to meet the requirements of the Building Code. This ordinance also includes changes to Section 311 and 312 to require neighbor notification for the addition of these stairways. Preliminary Recommendation: Recommend approval of the ordinance to the Board of Supervisors.

(Continued from Regular Meeting of September 23, 2004) (Proposed for Continuance to January 20, 2005)

 (P. LORD: (415) 558-6311)
 NORTH BEACH FORMULA RETAIL PROHIBITION - Consideration of an Ordinance amending Planning Code Section 707.3 to prohibit formula retail uses in the North Beach Neighborhood Commercial District; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. Preliminary Recommendation:

(Continued from Regular Meeting of October 21, 2004)

(Proposed for Indefinite Continuance)

6. 2004.1033Z
ASSESSOR'S BLOCK 0185 REZONING - Consideration of an Ordinance amending the San Francisco Planning Code by amending the Zoning Map of the City and County of San Francisco, Section Map 2, to change the use district designation of Assessor's Block 0185, Lots, 005, 029, 030, 031, 032, 033, 036, 037, 038, 039, 040, 041, 043, and 048 (mid-block South side of Pacific Street between Hyde Street and Larkin Street) from NC-2 (Small-Scale Neighborhood Commercial District) and RH-1 (Residential: One Family) to RM-1 (Residential, Mixed: Low Density, making finding pursuant to Section 302 and, making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Commission Comments/Questions

C. DIRECTOR'S REPORT

- 8 Director's Announcements
- 9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

10. 2002.0271L (M. SNYDER: (415) 575-6891) 150 OTIS STREET - The Juvenile Court and Detention Home, north side between McCoppin Street and Duboce Avenue. Lot 7 in Assessor's Block 3513 - Request for the Planning Commission to adopt a Resolution approving the designation of the Juvenile Court and Detention Home as Landmark 248, and recommending to the Board of Supervisors that they approve the designation of the Juvenile Court and Detention Home as Landmark 248.

Preliminary Recommendation: Approval

NOTE: On October 7, 2004, following public testimony, the Commission closed public hearing and continued the matter to November 4, 2004, by a vote +6 -0, in order to discuss future use of the building with the project sponsor. (Continued from Regular Meeting of November 4, 2004)

11. 2004.0587D (R. CRAWFORD: (415) 558-6358) 91 MIGUEL STREET - north side between Fairmont and Beacon Streets. Assessor's Block 6665 Lot 023C - Request for Discretionary Review of Building Permit Application No. 2004 0128 5045, to construct a new two family dwelling, three stories in height in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project. NOTE: On October 21, 2004, the Commission closed the public hearing and continued the item to November 4, 2004 to allow absent Commissioner the ability to participate in the final action. Commissioner Sue Lee was absent. (Continued from Regular Meeting of November 4, 2004)

F. REGULAR CALENDAR

12. 2000.1081E (J. KUGLER: (415) 558-5983) RINCON HILL PLAN - Public Hearing on Draft Environmental Impact Report. The proposed project is a revised Rincon Hill Plan (an Area Plan of the San Francisco General Plan) and revised planning controls for the Rincon Hill area. The San Francisco Planning Department proposes to replace the Planning Code's existing Rincon Hill Special Use District (SUD), as set out in Planning Code Section 249.1, with a new Rincon Hill Downtown Residential Mixed Use District (DTR), which would increase height limits, revise the "R" bulk district, amend the Rincon Hill Area Plan, and make other General Plan and zoning changes intended to stimulate additional high-density, residential development in the Rincon Hill area. Improvements to the streetscape, transportation system and open space would result from implementation of the new Plan. Rincon Hill is in the northeast section of San Francisco, south of the Financial District and Transbay Terminal, and north of the South Beach neighborhood. The project area is bounded generally by Folsom Street, Steuart Street, The Embarcadero, Bryant Street, the Bay Bridge approach and the Transbay Terminal ramps and encompasses about 12 city

Preliminary Recommendation: Hold Public Hearing, No action required.

NOTE: Written comments will be received at the Planning Department until 5:00 p.m. on November 29, 2004.

(Continued from Regular Meeting of November 4, 2004)

13. 2003.0109E <u>988 HOWARD STREET - AKA PLAZA APARTMENTS</u> - northeast comer of Howard and Sixth Streets on Assessors Block 3725, Lot 025 - Substitution of Mitigation Measures and amendment of Final Mitigated Negative Declaration. The approved project, now under construction, is the demolition of two-story 37-room single-resident occupancy (SRO) hotel, retail, and performing arts space and construction of an approximately 68,400 gsf, 9-story, structure contraining 106 SRO units, with 700 gross square feet (gsf) of second-story social service space, 2,100 gsf of ground level retail space, and 4,200 gsf of performing arts space. The site is located in the South of Market Redevelopment Plan Area, SOMA Earthquake Recovery Special Use District, RSD (Residential / Service) Mixed-Use Zoning District and 85-X height and bulk district.

Preliminary Recommendation: Approve finding of no significant impact with substitution of wind and archeology mitigation measures and amendment of Final Mitigated Negative Declaration.

(Continued from Regular Meeting of November 4, 2004)

14 2004.06600

(B. CRAWFORD: (415) 558-6358)

55 FARALLONES STREET - south side between Plymouth and San Jose Avenues, Assessor's Block 7108 Lot 054 (St. Michael's Church & School). Request for Conditional Use authorization under, Planning Code Section 209.3.j, to expand an Adult Day Care facility, as part of the existing religious institutional use, up to 35 adults. The project will add 960 square feet to an existing 2,160 square foot modular building currently used for adult day care purposes in an RH-1, Residential House, One Family, and RH-2, Residential House, Two Family District and within the 40-X Height and Bulk

Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of November 4, 2004)

2004.0831C

15

(D. DIBARTOLO: 415) 558-6291)

532-536 GREEN STREET - north side between Stockton Street and Grant Avenue; Lot 015 in Assessor's Block 0116 - Request for Conditional Use authorization to establish, pursuant to Planning Code Section 722.44, a small self-service restaurant ("Tom's Sausage & BBQ"). The restaurant would be less than 1,000 square feet in size, and would occupy an existing ground-floor vacant commercial space within the three story mixed-use structure. No expansion of the building is proposed. The site is in the North Beach Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions (Continued from Recular Meeting of November 4, 2004)

16. 2004.0915C

(D. SIDER: (415) 558-6697)

1598 DOLORES STREET - northwest corner of 29th Street; Lots 40 through 52, inclusive. in Assessor's Block 6618 - Request for Conditional Use authorization to modify conditions of approval set forth in Planning Commission Motion Number 16445 as modified by Board of Supervisors Motion Number M02-163 and relating to Planning Department Case Number 2000.1058C to allow payment of an in-lieu affordable housing fee rather than provide on-site affordable housing, pursuant to inclusionary housing policies set forth in Planning Commission Resolution Number 16350. In September of 2002, the City authorized construction of two 4-story buildings on the subject property containing a total of 13 units and up to 26 independently accessible off-street parking spaces; both buildings are now complete. Conditions of approval require one of the proposed units to be provided as a Below Market Rate (BMR) unit. This proposal would modify previous conditions of approval to allow the payment of an in-lieu fee to the Mayor's Office of Housing rather than provide the required BMR unit on-site. No physical work is proposed. The property is within an NC-1 (Neighborhood Commercial Cluster) Zoning District and a 40-X Height and Bulk District. Preliminary Recommendation: Disapproval

(Continued from Regular Meeting of November 4, 2004)

17. 2002.1305C

(M. SNYDER: (415) 575-6891)

1096 SOUTH VAN NESS AVENUE - previously Driscoll's Mortuary Chapel, northwest corner of South Van Ness Avenue and 22nd Street, Lot 10 in Assessor's Block 3615 Request for Conditional Use authorization to establish a full service restaurant and a place of entertainment that would be open until 2:00 am within a building that was previously used as a mortuary. Conditional Use authorization is required for (1) hours of operation between 11:00 pm and 2:00 am pursuant to Planning Code Sections 710.27 and 790.48; (2) the establishment of other entertainment pursuant to Planning Code Sections 710.48 and 790.38; (3) the establishment of a full service restaurant on a lot within ¼ mile of the 24th Street – Mission Neighborhood Commercial District Pursuant to Planning Code Sections 710.42 and 727.42; and (4) the establishment of a restaurant use on the second floor of a building designed for a single tenant pursuant to Planning

Code Section 186.1(b) and 186.2(a). No exterior alteration is proposed. The project is within an NC-1 (Neighborhood Commercial, Cluster) District, a 50-X Height and Bulk District, and the Mission Alcoholic Restricted Special Use District. (Continued from Regular Meeting of November 4, 2004)

- 18a. 2004.0234CV (J. PURVIS: (415) 558-6354) 2917-2919 24TH STREET - south side between Florida and Alabama Streets; Lot 015 in Assessor's Block 426 - Request for Conditional Use Authorization under Planning Code Section 161(j) to add five dwelling units (including one pre-existing unit to be restored) to a commercial building without providing off-street parking. Two units would be converted from existing office/warehouse space on the second floor, and the other three units would be provided through a vertical addition, adding a third floor plus mezzanine above the existing two-story building with a six- and ten-foot setback from the existing front building wall. A Rear Yard Modification and a Dwelling Unit Exposre Variance will be heard by the Zoning Administrator immediately following the hearing on the Conditional Use. The site is within the 24th Street-Mission Neighborhood Commercial Use District, and a 40-X Height and Bulk District. Preliminary Recommendation: Approve with conditions (Continued from Regular Meeting of November 4, 2004)
- 18b. 2004.0234C<u>V</u> (J. PURVIS: (415) 558-6354)
 2917-2919 24TH STREET south side between Florida and Alabama Streets; Lot 015 in
 Assessor's Block 426 Request for Rear Yard Modification under Section 134(e) to
 provide rear yard open space for five dwelling units within front and rear setbacks and for
 Dwelling Unit Exposure Variance under Section 140. The Zoning Administrator will
 hear the Rear Yard Modification and Exposure Variance at the time the Planning
 Commission hears the Conditional Use. The site is within the 24th Street-Mission
 Neighborhood Commercial Use District, and a 40-X Height and Bulk District.
 (Continued from Regular Meeting of November 4, 2004)
- 19a. 2004.0356D (J. PURVIS: (415) 558-6354) 477 HARKNESS AVENUE - south side east of Delta Street, Lot 047 in Assessor's Block 6178 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2003.11.19.0549 proposing the demolition of a one-story, single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the demolition. (Continued from Regular Meeting of November 4, 2004)
- 19b. 2004.0357D (J. PURVIS: (415) 558-6354) 477 HARKNESS AVENUE - south side east of Delta Street, Lot 047 in Assessor's Block 6178 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2003.11.19.0552 proposing the construction of a single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take DR and approve the project. (Continued from Regular Meeting of November 4, 2004)

19c. 2004.0358D 477 HARKNESS AVENUE - south side east of Delta Street; Lot 047 in Assessor's Block 6178 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2003.11.19.0551 proposing the construction of a single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take DR and approve the project. (Continued from Regular Meeting of November 4, 2004)

20. 2004.1032DDDDDD

(M. SNYDER: (415) 575-6891)

2428 BAYSHORE BOULEVARD - Lot 003 in Assessor's Block 6249, northwest side between Leland Avenue and Visitacion Avenue - Request for Discretionary Review of Building Permit Application No. 2003.12.16.2457 proposing to construct a new four-story, twelve-unit residential structure with a small commercial unit, on a vacant lot. The property is within an NC-3 (Neighborhood Commercial, Moderate Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take discretionary review and approve the project with modifications.

(Continued from Regular Meeting of November 4, 2004)

21a. 2004.0526D

(M. SNYDER: (415) 575-6891)

785 SAN BRUNO AVENUE - east side between 19th Street and 20th Street, Lot 018 in Assessor's Block 4075 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.10.29.8857, proposing to demolish a single story, single-family dwelling in an RH-2 (House, Two-family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the demolition

(Continued from Regular Meeting of November 4, 2004)

21b. 2004.0923D

(M. SNYDER: (415) 575-6891)

785 SAN BRUNO AVENUE - east side between 19th Street and 20th Street, Lot 018 in Assessor's Block 4075 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of new residential buildings in association with residential demolition, of Building Permit Application No. 2003.10.29.8854, proposing to construct a new three-story-over-garage two-unit building, in an RH-2 (House, Two-family) District and a 40-X Heinbit and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

(Continued from Regular Meeting of November 4, 2004)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

(1) responding to statements made or questions posed by members of the public; or

- (2) requesting staff to report back on a matter at a subsequent meeting; or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, December 2, 2004

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

NOV 2 9 2004

SAN FRANCISCO PUBLIC LIBRARY

11-29-04 110:42 RCVD

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Dwight Alexander; Kevin Hughes; William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by prior to Penarment reception counter at 1660 Mission Street, 8th floor, no later than 5:00 PM the Wednesday (eight edgy by not to Be scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared liem to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 1:100 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared litem at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: Ind.a. every@stgov.crg

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone elser raised at the public hearing, or any possible of the planning Commission, at or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during outbile meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.sfgov.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall. 1 Dr. Carlton B. Goodlett Place. Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Belay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna Hall@sigov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.stgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL:

Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Dwight Alexander: Michael J. Antonini:

Kevin Hughes: William L. Lee: Christina Olaque

CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

2004.0798D (M: SMITH: (415) 558-6322) 2070 30TH AVENUE - east side between Pacheco and Quintara Streets, Lot 003M in Assessor's Block 2149 - Request for Discretionary Review of Building Permit Application No. 2004.01.26,4825, proposing to construct a two-story horizontal addition at the rear of a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Pending (Proposed for Continuance to January 6, 2004)

2a. 2004.0032D (J. PURVIS: (415) 558-6354) 43 HAMILTON STREET - east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2002.10.17.9296, proposing the demolition of a one-story, single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District. Preliminary Recommendation: Pending.

(Continued from Regular Meeting of October 21, 2004) (Proposed for Continuance to January 20, 2005)

2b. 2004.0033D (J. PURVIS: (415) 558-6354) 43 HAMILTON STREET - east side south of Silver Avenue; Lot 007 in Assessor's Block 5919 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all replacement structures following residential demolition, of Building Permit Application No. 2002.10.17.9298, proposing the construction of a two-story single-family dwelling in an RH-1 (Residential, House, One-Family) Use District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Pending. (Continued from Regular Meeting of October 21, 2004) (Proposed for Continuance to January 20, 2005)

3. (M. FOSTER (415) 558 - 6362)

OVERVIEW OF THE PROPOSED MID-MARKET REDEVELOPMENT PLAN AND SPECIAL USE DISTRICT - Informational presentation on the proposed Mid-Market Redevelopment Plan and SUD. Staff will provide an overview of the Plan's key goals and proposals, outline the key issues related to the proposed Special Use District. and describe the schedule for further Planning Commission review.

Preliminary Recommendation: No Action (Continued from Regular Meeting of October 14, 2004) (Proposed for Continuance to January 20, 2005)

- 4 2003 0228F (N. TURRELL: (415) 558-5995) 519 ELLIS STREET/430 EDDY STREET - Assessor's Block 0334, Lots 28 and 8 -Appeal of a Preliminary Mitigated Negative Declaration. The proposed project involves the development of 46 senior housing units on two separate lots. A five- story, 22- unit. 13,919 gross-square-foot (gsf) building would be constructed at 519 Ellis Street, and a five-story, 24-unit, 13,600-asf building would be constructed at 430 Eddy Street. Each structure would be about 50-feet tall, and would include one off-street, accessible van parking space. Both of the vacant parcels are located in the block between Hyde and Leavenworth Streets in the Tenderloin neighborhood of San Francisco. The 519 Ellis Street parcel is approximately 3,781 square feet (sf) in size, and the 430 Eddy Street parcel is about 3,575 sf in size. The parcels are zoned RC-4 (Residential-Commercial Combined Districts, High Density), and are in an 80-T height and bulk district, and are located within the San Francisco Apartment/Hotel District. The proposed project would require conditional use authorization for construction over 40 feet in a residential district. and a variance for an exception to the rear yard, and exposure requirements. Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration (Proposed for Continuance to December 9, 2004)
- 5a. 2004.0205EKCV (J. MILLER: (415) 558-6344) 1218-1226 LEAVENWORTH STREET - east side between Sacramento and Clay Streets, Lot 23A in Assessor's Block 220 - Request for Conditional Use Authorization, for height in excess of 40 feet in an "R" District (48.5 feet proposed) in conjunction with the addition of a new floor (containing two dwelling units) to an existing three-story-overbasement residential building (resulting in seven units). The site is located in an RM-3 (Mixed Residential, Medium Density) District, and a 65-A Height and Bulk District. Preliminary Recommendation: Approval with conditions (Proposed for continuance to December 16, 2004)
- 5b. 2004 0205CEKY. (J. MILLER: (415) 558-6344) 1218-1226 LEAVENWORTH STREET east side between Sacramento and Clay Streets, Lot 23A in Assessor's Block 220 Request for a Variance from rear yard requirements of the Planning Code, for projection of a proposed new top (fourth) floor approximately 1.5 feet into the required rear-yard area (flush with the existing rear wall below), and for a new rear exit stair extending approximately 12 feet beyond the proposed rear building wall and extending from that new level to grade. The site is located in an RM-3 (Mixed Residential, Medium Density) District, and a 65-A Height and Bulk District. (Proposed for continuance to December 16, 2004)
- 6. 2004.0939TZ (P. LORD: (415) 558-6311) FILLMORE STREET ALCOHOL RESTRICTED USE DISTRICT Consideration of an Ordinance adding Section 249.29 to the Planning Code to create a Fillmore Street Alcohol Restricted Use District prohibiting liquor establishments and regulating existing non-conforming liquor establishments; amending the Zoning Map Sheets 2SU of the City and County of San Francisco to indicate the boundaries of the Fillmore Street Alcohol Restricted Use District; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. WITHDRAWN
- 7. 2004.0666DD (S. SNYDER: (415) 558-6543) 37 POWERS STREET - north side between Coleridge and Mission Streets; lot 6 in Assessor's Block 5518 - Neighbor-initiated Discretionary Review of Building Permit Application No. 2004.04.05.0592, proposing to construct vertical and horizontal additions to a single-family dwelling in an RH-2 (House, Two-family) District and a 40-X Height and Bulk District, and the Bernal Heights Special Use District. Preliminary Recommendation: Pending

(Continued from Regular Meeting of November 4, 2004) DISCRETIONARY REVIEW APPLICATIONS WITHDRAWN

2004.0760DDDD
 (T. TAM: (415) 558-6325) 4027-19TH STREET - south side between Noe and Hartford Streets, Lot 88 in Assessor's Block 3602 - Request for Discretionary Review for Building Permit Application No. 2003.05.20.5067S, to construct a two-story vertical addition to the existing one-story-over basement, two-unit dwelling. The project also proposes to convert the existing basement into habitable space and construct a new two-car garage. The property is located in the RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

(Continued from Regular Meeting of October 7, 2004) (Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

Commission Comments/Questions

C. DIRECTOR'S REPORT

- Director's Announcements
- 11. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT - 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

- 12. 2004.0649C E. TOPE: (415) 558-6316) 601-605 BAKER STREET northwest corner of Baker and Fulton Streets, Lot 010 in Assessor's Block 1177 Request for Conditional Use Authorization pursuant to Planning Code Sections 182(b)(1) and 710.44 to allow a change of use from retail (formerly "Baker's Market") to a Small Self-Service Restaurant ("Green Chili Kitchen") in one of two commercial spaces (classified as Limited Commercial Uses) on the ground floor of a mixed use building in an RM-1 (Residential, Mixed District, Low Density) and a 40-X Height and Bulk District. The other space is proposed to remain in retail use. Preliminary Recommendation: Approval with conditions.
- 13. 2004.1029C (D. JONES: (415) 558-6477) 41-47 (A.K.A #45) WEST PORTAL AVENUE east side of West Portal Avenue between Vicente and Ulloa Streets, Lot 026 in Assessor's Block 2979A Request for Conditional Use Authorization under Planning Code Sections 729.21, and 729.53 to establish a business or professional use (real estate office) on the ground floor within vacant retail space with a use size of approximately 3,600 square feet. The Project is to relocate an existing real estate office (Barbagelata Real Estate) from 314 West Portal Avenue to the

subject property. The subject property is located within the West Portal Neighborhood Commercial District and within a 26-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

- 14. 2003.0964C 1881 POST STREET - south side between Fillmore and Webster Streets; Lot 001 in Assessor's Block 0701 - Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of fourteen antennas on the roof and related equipment in the basement of an existing 79-foot tall commercial structure, known as the Kabuki Theater, as part of Verizon Wireless' telecommunications network within an NC-3 (Moderate Scale-Neighborhood Commercial) District and a 65-A Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 2 as it is a colocation site. Sprint, Nextel and AT&T also have approved installations at this location. Preliminary Recommendation: Approval with Conditions.
- 15. 2004.0353C

 2041 GEARY BOULEVARD (AKA 2130 O'FARRELL STREET) south side between Broderick and Divisadero Streets; Lot 050 in Assessor's Block 1098 Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of 6 antennas on a rooftop penthouse and related equipment on the 6th floor parking deck of the approximately 70-foot tall Kaiser Hospital Parking Garage, as part of Sprint's telecommunications network within an NC-3 (Moderate Scale-Neighborhood Commercial) District and a 105-E Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 (most preferred as it is a publicly-used structure. No other cellular carriers have installations at this location. Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of October 21, 2004)
 - 16. 2004.0501C (G. NELSON: (415) 558-6257) 2000 VAN NESS AVENUE - northeast corner at the intersection of Van Ness Avenue and Jackson Street; Lot 005 in Assessor's Block 0595 - Request for Conditional Use authorization pursuant to Section 209.6(b) of the Planning Code to install a total of four (4) antennas on the roof of an existing 110-foot tall commercial structure, known as the Medical Arts Building, as part of Nextel's wireless telecommunications network within an RC-4 (Residential-Commercial Combined) District, the Van Ness Special Use District and an 80-D Height and Bulk District. Related equipment cabinets will be installed inside the garage level at the ground story. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a wholly commercial structure. MetroPCS and Sprint also have approved installations at this location. Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of October 21, 2004)
 - 17. 1996.546E (N. TURRELL: (415) 558-5994)

 BAYVIEW HUNTERS POINT REDEVELOPMENT PRODECTS AND REZONING
 Public Hearing on Draft Environmental Impact Report The proposed project is the

 San Francisco Redevelopment Agency's (SFRA) proposed Bayview Hunters Point

 (BVHP) Redevelopment Plan, and amendments to the India Basin Industrial Park (IBIP)

 and Bayview Industrial Triangle (BIT) Redevelopment Plans and rezoning in the Project

 Area. The Project Area is located in the southeastern quadrant of the City and County of

 San Francisco in the area generally bounded by Cesar Chavez Street to the north, US

 101 to the west, San Mateo County to the south, and the San Francisco Bay to the east.

The proposed redevelopment program would institute tax increment financing for the area added to the Hunters Point Redevelopment Project and for the Bayview Industrial Triangle Redevelopment Project, and would rezone land in the Bayview Hunters Point area. The total allocation of net new floor area within the Bayview Hunters Point Redevelopment Area would be approximately 2.2 million square feet by 2020. The potential mall at Candlestick Park would comprise approximately half of this new floor area and the remaining floor area would be spread throughout the activity nodes, with the Hunters Point Shoreline Activity Node receiving the greatest percentage of net new square footage. Approximately 6,200 net new employees would work in the Bayview Hunters Point Redevelopment Area. In addition, the Redevelopment Area would see an increase of approximately 3,600 new dwelling units by 2020. The northern section of the Project Area is zoned Light Industrial (M-1) and Heavy Industrial (M-2). The Third Street commercial corridor is zoned primarily Neighborhood Commercial (NC-3), with pockets of Light and Heavy Industrial zoning on the northern and southern edges of the corridor. Residentially zoned land is located east and west of Third Street. Residential, Industrial and Neighborhood Commercial zoning classifications are in the Hunters Point Shoreline area. Other pockets of Neighborhood Shopping zoning are along Gilman Avenue and along Hunters Point Boulevard and Innes Avenue. The southern portions of the Project Area generally are zoned Residential and Heavy Commercial, and Public within the Candlestick Point area.

Preliminary Recommendation: No action required.

Note: Written comments will be received at the Planning Department until 5:00 p.m. on December 10, 2004.

- 18. 2004.1209U (J. LAU: (415) 558-6383) BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA - all or portions of Assessor's Blocks 5235, 5242, 5253, 5260, 5272, 5279; being generally bounded by Third Street, a mid-block line between Jerrold and Kirkwood Avenues, Phelps Street, and a mid-block line between Evans and Fairfax Avenues - The Commission will consider a resolution to Endorse amendments to the Design for Development, a document of the Bayview Industrial Triangle Redevelopment Project Area, as proposed by the Redevelopment Agency. The proposed amendments would 1) remove mandatory setback requirements: 2) reduce car parking and truck loading requirements consistent with the requirements in other redevelopment project areas and the Planning Code; 3) add new bicycling parking requirements; and 4) include new development standards along Third Street. These amendments were adopted by the Redevelopment Agency Commission at a hearing on November 9, 2004. Preliminary Recommendation: Approve Draft Resolution
- 19. 2004.1207DD (G. NELSON: (415) 558-6257) 549 47TH AVENUE west side between Geary Boulevard and Anza Street, Lot 012 in Assessor's Block 1497 Requests for Discretionary Review of Building Permit Application No. 2004.03.18.9001, proposing to construct a third-story vertical addition to the existing two-story single-family dwelling, in an RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do Not Take Discretionary Review and approve the project as modified
- 2004.0837D (M. WOODS: (415) 558-6315)
 2405 OCTAVIA STREET west side between Broadway and Pacific Avenue; Lot 5 in Assessor's Block 578 Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2004.02.03.54015, proposing to reduce the existing seven-unit building

Project

modifications

to a five-unit building in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and disapprove the proposed dwelling unit merger.

(Continued from Regular Meeting of October 21, 2004)

21. 2004.1167DD (R. CRAWFORD: (415) 558-6358) 1310 STANYAN STREET - east side of a n undeveloped portion of Stanyan Street between Clarendon Avenue and Mountain Spring Avenue. Assessor's Block 2706 Lot 035 - Request for Discretionary Review of Building Permit Application No. 2004.07.15.8977, to construct a new single family dwelling, three stories in height on a vacant parcel in an RH-1 (D) (Residential House, One Family, Detached) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project.

- 22. 2004.0361D (M. SMITH: (415) 558-6322) 184 MAJESTIC AVENUE - east side between Summit and Lakeview Avenues, Lot 019 in Assessor's Block 7060 - Request for Discretionary Review of Building Permit Application No. 2002.07.24.2259, proposing to construct a two-story over garge singlefamily dwelling on a vacant lot, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do Not Take Discretionary Review and Approve the
- 23. 2004.1180D (M. SMITH: (415) 558-6322) 852 CHENERY STREET - north side between Surrey Street and Lippard Avenue, Lot 066 in Assessor's Block 6732 - Staff-Initiated Request for Discretionary Review of Building Permit Application No. 2004.09.07.3511, proposing to construct a one-story horizontal addition and remove the Notice of Special Restrictions that was placed on the rear accessory cottage by the Planning Commission when it was constructed thereby allowing the owners to add a full bath and wet bar to the structure, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve the project with
- 24. 2004. 0899D (D. WASHINGTON: (415) 558-6443) 1131 RIVERA STREET - south side between 21st and 22nd Avenues, lot 017A, Assessor's Block 2328 - Request for Discretionary Review of building permit application no. 2004.06.29.7535 to construct a two story rear horizontal addition to an existing single family residence located in an RH -1 (Residental, House, One-Family) Use District and 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve permit as proposed.

6:00 P.M.

AT APPROXIMATELY 6:00 P.M. THE COMMISSION MAY CONSIDER THE FOLLOWING MATTERS PRIOR TO THE CONCLUSION OF THE REGULAR CALENDAR

2004.0882EMZRU
 HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN - Lot 10 in Assessor's Block
 4591A - Adoption of CEOA Findings regarding General Plan Amendments, Plannet

Code Amendments (a Zoning Map amendment), a General Plan Referral, and an Inter-Agency Cooperation agreement related to the Hunters Point Shipyard Redevelopment Project.

Preliminary Recommendation: Adopt CEQA Findings. (Continued from Regular Meeting of November 18, 2004)

- 25b. 2004,0882 EMZRU (D. ARGUMEDO (415-558-6284) HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN Lot 10 in Assessor's Block 4591A The Commission will consider a resolution to Adopt Proposed Amendments to the South Bayshore Area Plan and other elements of the General Plan under the provisions of Sections 340 and 306.3 (b)(3) of the Planning Code. The amendments are necessary to find in conformity the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project. The General Plan amendments include amendments to the Residence, Commerce and Industry, Recreation and Open Space, Transportation, Urban Design, Community Facilities, Community Safety, Arts, and Air Quality Elements of the General Plan, and the Land Use Index. The proposed amendments to the General Plan were initiated at a public hearing on October 21, 2004. Preliminary Recommendation: Approve Draft Resolution. (Continued from Resular Meeting of November 18, 2004)
- 25c. 2004.0882 EMZRU (D. ARGUMEDO (415-558-6284) (HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN Lot 10 in Assessor's Blook 4591 A The Commission will consider a resolution to Adopt Proposed Amendments to the Planning Code (maps 9 and 9H of the Zoning Map) under the provision of Section 306.3(b)(2) of the Planning Code. The proposed amendments would revise Zoning Maps 9 and 9H to reference the Hunters Point Shipyard Redevelopment Plan as the document that will regulate the land use of the Hunters Point Shipyard Redevelopment Area. The proposed amendments to the Zoning Map were initiated by the Planning Commission at a public hearing on October 21, 2004. Preliminary Recommendation: Approve Draft Resolution. (Continued from Recular Meeting of November 18, 2004)
- 25d. 2004.0882 EMZRU (D. ARGUMEDO (415-558-6284) HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN Lot 10 in Assessor's Block 4591A The General Plan Referral includes General Plan conformity findings on (a) the Hunters Point Shipyard Redevelopment Plan, (b) vacation and sale of undeveloped public rights-of-way (paper streets) within the Hunters Point Redevelopment Project Area, and (c) a subdivision ordinance for the site. Individual subdivisions would be subject to separate General Plan referrals to the Planning Department, in the future. Preliminary Recommendation: Approve Draft Resolution finding the Project (a, b, and c) in conformity with General Plan.
 (Continued from Regular Meeting of November 18, 2004)
- 25e. 2004.0882 EMZRU (D. ARGUMEDO (415-558-6284) HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN Lot 10 in Assessor's Block 45914 Request for Adoption of a Motion authorizing the Planning Department to enter into an Inter Agency Cooperation Agreement with the San Francisco Redevelopment Agency and other City Departments to assist in reviewing permits, approvals and agreements within the Hunters Point Shipyard Redevelopment Area. Preliminary Recommendation: Approve Draft Motion (Continued from Regular Meeting of November 18, 2004)

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With

respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION Notice of Meeting

&

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, December 9, 2004

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

DEC - 6 2004

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President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Michael J. Antonini; Dwight Alexander; Kévin Hughes; William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT 1660 MISSION STREET. 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 5th floor, no later than 500 PM the Wednesday (elpid days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mall correspondence to Commissioners, please copy the Commission Secretary at: Ind.a.yev@esfgov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days, Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00.2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.sfoot.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (1415) 554-7864 or by E-mail at Donna Hall@Signo.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the Clty's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President:

> Commission Vice-President: Commissioners:

Shelley Bradford Bell

Sue Lee

Michael J. Antonini: Kevin Hughes: William L. Lee Christina Olaque

CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

(C. NIKITAS: (415) 558-6306) 1. 2004 1169C 1251 THOMAS AVENUE - west side between Ingalls and Hawes Streets, Lot 030, in Assessor's Block 4807 - Request for Conditional Use authorization to operate a fenced vehicle storage vard and towing business as defined in Sections 223(t) & (u), pursuant to Section 249.15(b)(2), located on a site in an M-1 (Light Industrial) zoning district and the Restricted Light Industrial Special Use District and a 40-X height and bulk district. Preliminary Recommendation: Pending (Proposed for Continuance to January 6, 2004)

В. COMMISSIONERS' QUESTIONS AND MATTERS

2. Commission Comments/Questions

C. DIRECTOR'S REPORT

- 3. Director's Announcements
- Review of Past Week's Events at the Board of Supervisors and Board of Appeals 4.

D. GENERAL PUBLIC COMMENT - 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

5a. 2004.0130CV (J. MILLER: (415) 558-6344) 1353-1355 BUSH STREET - south side between Larkin and Polk Streets, with additional frontage on Fern Street, Lot 13 in Assessor's Block 669, in an the Polk Street Neighborhood Commercial District ("NCD") and a 65-A Height and Bulk District -Request for Conditional Use authorization for use size in excess of 3,000 square feet

for a music training facility ("Music City"), with a Full-Service Restaurant and Bar with live entertainment, open after hours (between 2:00 and 6:00 A.M.) also requiring a Variance for off-street parking and usable open space for an upper-floor group-housing use.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting November 18, 2004)

NOTE: On July 22, 2004, following public testimony, the Commission continued the matter to September 23, 2004 instructing the Project Sponsor to continue discussing issues with neighbors. Public comment remained open.

NOTE: On September 23, 2004, without a hearing, the item was continued to October 28, 2004.

NOTE: On October 28, 2004, without a hearing, the item was continued to November 18, 2004.

NOTE: On November 18, 2004, the Commission entertained a motion of intent to disapprove by a vote +6-0. Commissioner William Lee was absent. Final Language: December 9, 2004.

5b. 2002.0130CV

(J. MILLER: (415) 558-6344)

1353-1355 BUSH STREET - south side between Larkin and Polk Streets, with additional frontage on Fern Street, Lot 13 in Assessor's Block 669, in the Polk Street Neighborhood Commercial District ("NCD") and a 65-A Height and Bulk District - Off-Street Parking and Usable Open Space Variances sought in conjunction with the conversion of existing tourist hotel rooms to group housing (residential hotel rooms) and for a Full-service Restaurant and Bar and music training facility ("Music City") with no off-street parking and no outdoor open area.

(Continued from Regular Meeting of November 18, 2004)

NOTE: The Acting Zoning Administrator continued this item to September 23, 2004. Public comment remained open.

NOTE: On September 23, 2004, without a hearing, the item was continued to October 28, 2004.

NOTE: On October 28, 2004, without a hearing, the item was continued to November 18, 2004.

NOTE: On November 18, 2004, the Zoning Administrator closed the Public Hearing with an intent to disapprove the Variance. Final Language: December 9, 2004.

6. 2002.0129C

(J. MILLER: (415) 558-6344)

835 HYDE STREET - west side between Bush and Sutter Streets, Lot 3 in Assessor's Block 279, in an RC-4 (Residential Commercial Combined, High Density) District and a 130-E Height and Bulk District - Request for a Conditional Use authorization for a Tourist Hotel (conversion of 31 "residential" hotel rooms, being consolidated at another location. to "fourist" rooms) with no off-street parking.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting November 18, 2004)

NOTE: On July 22, 2004, following public testimony, the Commission continued the matter to September 23, 2004 instructing the Project Sponsor to continue discussing issues with neighbors. Public comment remained open.

NOTE: On September 23, 2004, without a hearing, the item was continued to October 28, 2004.

NOTE: On October 28, 2004, without a hearing, the item was continued to November 18, 2004.

NOTE: On November 18, 2004, the Commission entertained a motion of intent to disapprove by a vote +6-0. Commissioner William Lee was absent. Final Lanquage December 9, 2004.

G. REGULAR CALENDAR

- 2004.0683D (G. CABREROS: (415) 558-6169) 2812 WASHINGTON STREET - north side between Divisadero and Scott Streets, Lot 012 in Assessor's Block 0979 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application 2004.05.12.3625 proposing to reduce five dwelling units to three units within a four-story building in an RH-2 (Residential House, Two-Family) District and a 40-X Heioth and Bulk District.
 - Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Merger.

(Continued from Regular Meeting of October 28, 2004)

- 2004.1103D (R. CRAWFORD: (415) 558-6358) 849 SANCHEZ STREET - East side of Sanchez Street at Hill Street. Assessor's Block 3620 Lot 049 - Request for Discretionary Review of Building Permit Application No. 2004.0723.9652, to fill in an 8.5 foot by 17 foot recess on front façade of the building in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk District. Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project.
- 2004.1223D (M. SNYDER: (415) 575-6891)
 369 HARKNESS AVENUE south side between Rutland and Goettingen, Lot 046 in
 Assessor's Block 6177, Staff Initiated Discretionary Review of Building Permit
 Application No. 2004.06.07.5742 proposing to construct a two-story horizontal addition at
 the rear, within a RH-1 (Residential House, One-family) District and a 40-X Height and
 Bulk District.

Preliminary Recommendation: Take Discretionary Review and Approve Project with Modifications.

- 10. 2004,0882 EMZRU (D. ARGUMEDO: (415) 558-6284) <u>HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN</u> - Lot 10 in Assessor's Block 4591A - Request for Adoption of a Motion authorizing the Planning Department to enter into an Inter Agency Cooperation Agreement with the San Francisco Redevelopment Agency and other City Departments to assist in reviewing permits, approvals and agreements within the Hunters Point Shipyard Redevelopment Area. Prelliminary Recommendation: Approve Draft Motion (Continued from Regular Meeting of December 2, 2004)
- D. ARGUMEDO: (415) 558-6284), S. SHOTLAND: (415) 558-6308)
 DESIGN FOR DEVELOPMENT, HUNTERS POINT SHIPYARD REDEVELOPMENT
 PROJECT Proposed endorsement of amendments to the Design for Development,
 Hunters Point Shipyard Redevelopment Project, endorsed by the Planning Commission
 by Resolution No. 14447 on August 28, 1997.
 Preliminary Recommendation: Endorsement
- 12a. 2004.055EMR

 TRANSBAY REDEVELOPMENT PLAN All, or portions of, Assessor's Blocks 3718, 3719, 3720, 3721, 3736, 3737, 3738, 3739, 3740, 3749 and 3764; being generally the area bounded by Mission, Main, Folsom and Second Streets, together with a portion of the block bounded by Howard, Spear, Folsom and Main Streets, and a portion of the block bounded by Folsom, First, Harrison and Second Streets, The Commission will consider a resolution to Adopt CEQA Findings regarding General Plan Amendments, and a General Plan Referral related to the Transbay Redevelopment Project.

 Preliminary Recommendation: Approve the Draft Resolution Adopting CEOA Findings

- 12b. 2004.055EMR (D. ARGUMEDO: (415) 558-6284) TRANSBAY REDEVELOPMENT PLAN - All, or portions of, Assessor's 'Blocks 3718, 3719, 3720, 3721, 3736, 3737, 3738, 3739, 3740, 3749 and 3764; being generally the area bounded by Mission, Main, Folsom and Second Streets, together with a portion of the block bounded by Howard, Spear, Folsom and Main Streets, and a portion of the block bounded by Folsom, First, Harrison and Second Streets. The Commission will consider a resolution to Adopt Proposed Amendments to the General Plan under Planning Code Sections 340 and 306.3 (b) (3). The proposed General Plan amendments include amendments to the Transportation, Recreation and Open Space, and Urban Design elements, and the Downtown, South of Market, and Rincon Hill Area Plans, The amendments are necessary to find in conformity the Redevelopment Plan for the Transbay Redevelopment Project Area. The Proposed amendments to the General Plan were initiated by the commission at a public hearing on November 18, 2004. Preliminary Recommendation: Approve the Draft Resolution
- 12c. 2004.055EMB (D. ARGUMEDO: (415) 558-6284) TRANSBAY REDEVELOPMENT PLAN – The General Plan Referral includes General Plan conformity findings on the Transbay Redevelopment Plan and its companion documents (the Development Controls and Design Guidelines, and the Design for Development). Preliminary Recommendation: Approve the Draft Resolution finding the Transbay

Preliminary Recommendation: Approve the Draft Resolution finding the Transbay Redevelopment Plan and its companion documents in conformity with the General Plan as amended.

13. 2004.0632R (D, ARGUMEDO (415) 558-6284)
WESTERN ADDITION REDEVELOPMENT PLAN, GENERAL PLAN REFERRAL ON WESTERN ADDITION PROJECT AREA A-2 REDEVELOPMENT PLAN AMENDMENTS
- Pursuant to Section 4.105 of the San Francisco Charter and Section 2A.53 of the San Francisco Administrative Code, Consideration of the General Plan Conformity findings of Amendments to the Western Addition Project Area A-2 Redevelopment Plan.

Preliminary Recommendation: Approve the Draft Resolution finding the Amendments are, on balance, in conformity with the General Plan.

- 14. 2004.1132ZR (T. TAM: (415) 558-6325) 2350-19th AVENUE - east side between Taraval and Santiago; Lot 004G in Assessor's Block 2347 - Request for a zoning map amendment to allow rezoning of the subject property from P (Public) to RH-2 (Residential House, Two-Family) District. Preliminary Recommendation: Approval
- 15. 2004.1132ZR (T. TAM: (415) 558-6325) 2350-19th AVENUE east side between Taraval and Santiago; Lot 004G in Assessor's Block 2347 Request for a General Plan referral to allow rezoning of the subject property from P (Public) to RH-2 (Residential House, Two-Family) District and sale of the surplus property, with the proceeds deposited into the budget for the City. Preliminary Recommendation: Approval
- 16. 2003.1263E 333 FREMONT STREET - Public Hearing on Draft Environmental Impact Report -Assessor's Block 3747, Lot 19 - The proposed project is an 85-foot-tall, eight-story, residential building of approximately 131,340 gross square feet (gsf) consisting of 88 dwelling units and about 88 underground parking spaces. Two existing two-story buildings on the site, which total approximately 30,417 square feet, would be demolished. The 329-333 Fremont Street building, constructed in approximately 1930, contains a

17.

basement level, which is accessible from a driveway on Zeno Place. The smaller, 347-349 Fremont Street Edwin W. Tucker & Co. building constructed in 1913 is a rated historic structure on the California Register of Historic Resources. The project site is located about mid-block on the eastern side of Fremont Street in the block bounded by Folsom, Fremont, Harrison, and Beale Streets. Vehicular access to the parking garage would be from Fremont Street on the northern side of the building. Pedestrian access would be from the south side of the building from a courtyard facing Fremont Street. The site is within the existing Rincon Hill Special Use District/Residential Sub-District, the Ro-C4 (Residential/Commercial High-Density) zoning district, and a 200-R height/bulk district, and within the proposed Rincon Hill Mixed Use District, and the proposed 350-R height/bulk district,

Preliminary Recommendation: Receive Comments. No action required.

Note: Written comments will be received at the Planning Department until 5:00 p.m.
on December 14, 2004.

2003.0228E (N. TURRELL: (415) 558-5994) 519 ELLIS STREET/430 EDDY STREET - Assessor's Block 0334, Lots 028 (south side between Hyde and Leavenworth Streets) and 008 (north side between Hyde and Leavenworth Streets) - Appeal of a Preliminary Mitigated Negative Declaration - The proposed project involves the development of 46 senior housing units on two separate lots. A five- story, 22- unit, 13,919 gross-square-foot (gsf) building would be constructed at 519 Ellis Street, and a five-story, 24-unit, 13,600-gsf building would be constructed at 430 Eddy Street. Each structure would be about 50-feet tall, and would include one offstreet, accessible van parking space. Both of the vacant parcels are located in the block between Hyde and Leavenworth Streets in the Tenderloin neighborhood of San Francisco. The 519 Ellis Street parcel is approximately 3,781 square feet (sf) in size, and the 430 Eddy Street parcel is about 3.575 sf in size. The proposed project would require conditional use authorization for construction over 40 feet in a residential district, and variances for rear yard and exposure requirements. Both parcels are in an' RC-4 (Residential-Commercial Combined, High Density) District, an 80-T height and bulk district, the North of Market Residential Special Use District #2, and the San Francisco Apartment/Hotel District, an unadopted survey area.

Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration (Continued from Regular Meeting of December 2, 2004)

18a. 2003.0228EKCV (K. AMDUR: (415) 558-6351)

519 ELLIS STREET - south side between Hyde and Leavenworth Streets, Lot 028, in Assessor's Block 0334 - Determination of Compliance under the California Environmental Quality Act, as described in the Final Mitigated Negative Declaration dated October 16, 2004 for the development of 22 senior housing units on an existing vacant lot used as surface parking. A five-story, 22-unit, 13,919 gross-square-foot (gsf) building would be constructed at 519 Ellis Street. The structure would be about 50-feet tall, and would include one off-street, accessible van parking space. The proposed project would require conditional use authorization for construction over 40 feet in a residential district, and a variance from the rear yard and dwelling unit exposure requirements. The subject parcel is zoned RC-4 Residential-Commercial Combined Districts, High Density), is within the North of Market Residential Special Use District #2

and is in an 80-T height and bulk district.

Preliminary Recommendation: Adopt the CEQA Findings

18b. 2003.0151EKCV (K. AMDUR: (415) 558-6351) 519 ELLIS STREET - south side between Hyde and Leavenworth Streets, Lot 028, in Assessor's Block 0334 - Request for a Conditional Use authorization for a building exceeding 40 feet in height, to construct a 5-story, approximately 47-foot tall building, with 22 senior affordable housing units and one parking space on the subject lot, currently used as a parking lot. Conditional Use authorization is required in this District for a building exceeding 40 feet in height. Requests for variances from rear yard and dwelling unit exposure requirements will be considered concurrently by the Zoning Administrator. The property is located in an RC-4 Zoning District, the North of Market Residential Special Use District #2, and an 80-T Bulk District.

Preliminary Recommendation: Approval with Conditions

- 18c. 2003.0151EKCV (K. AMDUR: (415) 558- 6351)
 519 ELLIS STREET south side between Hyde and Leavenworth Streets, Lot 028, in
 Assessor's Block 0334 Request for Variances from rear yard and dwelling unit
 exposure requirements for a new 5-story, approximately 47 foot-tall building with 22
 senior affordable housing units and one parking space on the subject parcel, which is
 currently used as a parking lot. The property is located in an RC-4 Zoning District, the
 North of Market Residential Special Use District #2, and an 80-T Bulk District.
- 19a ' 2003.0228CVE (K. AMDUR: (415) 558-6351) 430 EDDY STREET - north side between Hyde and Leavenworth Streets, Lot 008, in Assessor's Block 0334 - Determination of Compliance under the California Environmental Quality Act, as described in the Final Mitigated Negative Declaration dated October 16, 2004, for the development of 24 senior housing units on an existing vacant lot used as surface parking. A five- story, 24- unit, 13,600 gross-square-foot (gsf) building would be constructed at 430 Eddy Street. The structure would be about 50-feet tall, and would include one off-street, accessible van parking space. The proposed project would require conditional use authorization for construction over 40 feet in a residential district, and a variance from the rear yard and dwelling unit exposure requirements. The subject parcel is zoned RC-4 Residential-Commercial Combined Districts, High Density), is within the North of Market Residential Special Use District #2 and is in an 80-T height and bulk district. Preliminary Recommendation: Adopt the CEQA Findings
- 19b. 2003.0145_CVE (K. AMDUR: (415) 558-6351)
 430 EDDY STREET north side between Hyde and Leavenworth Streets, Lot 008, in
 Assessor's Block 0334 Request for a Conditional Use authorization for a building
 exceeding 40 feet in height, to construct a 5-story, approximately 47-foot tall building,
 with 24 senior affordable housing units and one parking space on the subject lot,
 currently used as a parking lot. Conditional Use authorization is required in this District
 for a building exceeding 40 feet in height. Requests for variances from rear yard and
 dwelling unit exposure requirements will be considered concurrently by the Zoning
 Administrator. The property is located in an RC-4 Zoning District, the North of Market
 Residential Special Use District #2, and an 80-T Bulk District.
 Preliminary Recommendation: Approval with Conditions
- 19c. 2003.0145CV (K. AMDUR: (415) 558-6351) 430 EDDY STREET - north side between Hyde and Leavenworth Streets, Lot 028, in Assessor's Block 0334 - Request for Variances from rear yard and dwelling unit exposure requirements for a new 5-story, approximately 47 foot-tall building with 24 senior affordable housing units and one parking space on the subject lot, which is currently used as a parking lot. The property is located in an RC-4 Zoning District, the North of Market Residential Special Use District #2, and an 80-T Bulk District, the

20. 2004.0925C (M. Ll: (415) 558-6396) 431 COLUMBUS AVENUE - west side between Green and Vallejo Streets, Lot 026 in Assessor's Block 0131 - Request for conditional use authorization to add a full bar (Type 47 ABC license) to an existing full-service restaurant (db.a. "Panta Rei"). No expansion of the building or the existing commercial space and no extension of the hours of operation, are proposed. The site is within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

21a. 2001.0249EKCV (K. AMDUR: (415) 558-6351) 605 KEARNY STREET - west side between Sacramento and Commercial Streets, Lot 007 in Assessor's Block 0226 - Determination of Compliance under the California Environmental Quality Act, as described in the Final Mitigated Negative Declaration for the addition of one four-story residential unit to an existing 2-story commercial building. Conditional Use authorization is required for the construction of a building greater than 35 feet tall in this zoning district. Both parking and a rear yard/site coverage variances would be required and will be considered concurrently by the Zoning Administrator. Required open space would be provided on a rooftop terrace. The site is in the Chinatown Community Business (CCB) Zoning District and a 50-N Height and Bulk District.

Preliminary Recommendation: Adopt the CEQA Findings (Continued from Regular Meeting of November 18, 2004)

Preliminary Recommendation: Approval with Conditions

- 21b. 2001.0249EKCV (K. AMDUR: (415) 558-6351) 605 KEARNY STREET - west side between Sacramento and Commercial Streets, Lot 007 in Assessor's Block 0226 - Request for a Conditional Use authorization for a building exceeding 35 feet in height. The proposal is to add one four-story dwelling unit to an existing one-story commercial building on a small, approximately 700 square foot, 29.5-foot deep lot. The commercial unit on the ground floor would remain. The building would be 50 feet in height with the proposed addition. The addition, like the existing commercial building, would cover the entire small site. No parking would be provided. Both parking and a rear yard/site coverage variances would be required and will be considered concurrently by the Zoning Administrator, Required open space would be provided on a rooftop terrace. The site is in the Chinatown Community Business (CCB) Zoning District and a 50-N Height and Bulk District. Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of November 18, 2004)
- 21c. 2001.0249EKCY (K. AMDUR: (415) 558-6351). 605 KEARNY STREET west side between Sacramento and Commercial Streets, Lot 7 in Assessor's Block 226 Request for a Variances for rear yard/site coverage and parking for a building. The proposal is to add one four-story dwelling unit to an existing one-story commercial building on a small, approximately 700 square foot, 29.5-foot deep lot. The commercial unit on the ground floor would remain. The addition, like the existing commercial building, would entirely cover the small lot, where 75% maximum site coverage is permitted as of right. No parking is proposed, where one new space is required. The site is in the Chinatown Community Business (CCB) Zoning District and a 50-N Height and Bulk District. (Continued from Regular Meeting of November 18, 2004)
- 22a. 2003.1162EC (J. MILLER: (415) 558-6344) 2351 POWELL STREET – west side between North Point and Bay Streets, with additional frontage on Stockton and Mason Streets, all of Assessor's Block 31 (Lots 1, 3 and 4) within a C-2 (Community Business) District and a 40-X Height and Bulk District,

and all of Assessor's Block 32 (Lots 1 and 2) and Lot 3 in Assessor's Block 33, within an RIM-3 (Mixed Residential, Medium Density) District and a 40-X Height and Bulk District, and all within the Northern Waterfront Special Use District No. 2 — Determination of Compliance under the California Environmental Quality Act, as described in the Final Mitigated Negative Declaration for modification of an existing Planned Unit Development to permit the conversion of approximately 75,000 gross square feet of vacant office space to approximately 72 dwelling units.

Preliminary Recommendation: Adopt CEQA Findings

- 22h 2003.1162EC (J. MILLER: (415) 558-6344) 2351 POWELL STREET - west side between North Point and Bay Streets, with additional frontage on Stockton and Mason Streets, all of Assessor's Block 31 (Lots 1, 3 and 4) within a C-2 (Community Business) District and a 40-X Height and Bulk District, and all of Assessor's Block 32 (Lots 1 and 2) and Lot 3 in Assessor's Block 33, within an RM-3 Mixed Residential, Medium Density) District and a 40-X Height and Bulk District, and all within the Northern Waterfront Special Use District No. 2 - Request for authorization of a Conditional Use for modification of a Planned Unit Development to convert approximately 75,000 square feet of existing office space to approximately 74 dwelling units, requiring an exception to otherwise-applicable Planning Code standards for usable open space. Code requirements for parking are met under existing conditions. Part of the site is in a C-2 (Community Business) District and part within an RM-3 (Mixed Residential, Medium Density) District, and all subject lots are within a 40-X Height and Bulk District and the Northern Waterfront Special Use District No. 2. Preliminary Recommendation: Approval with Conditions
- 23a. 2004.1047XC (A. LIGHT: (415) 558-6254)
 72 ELLIS STREET north side between Powell and Stockton Streets, Lot 011, in Assessor's Block 0327 Request to amend the conditions of approval on a Determination of Compliance, to extend the performance period for an additional three years for a previously approved project, requiring Determinations of Compliance and Exceptions under Planning Code Section 309, including a height exception in the 80-130-F Height and Bulk district, a bulk exception, and a height exception for a vertical extension to allow construction of an 11-story, 125-foot tall hotel containing approximately 156 rooms, lobby, small accessory meeting rooms, and a restaurant on a site currently used as a surface parking lot, located in a C-3-R (Downtown, Retail) zoning district, an 80-130-F height and bulk district, and the Kearny-Market-Mason-Sutter Conservation District
- 23b. 2004.1047XC 72 ELLIS STREET - north side between Powell and Stockton Streets, Lot 011, in Assessor's Block 0327 - Request to amend the conditions of approval on a Conditional Use authorization, to extend the performance period for an additional three years for a previously approved project, requiring Conditional Use authorization to allow construction of an 11-story, 125-foot tall hotel containing approximately 156 rooms, lobby, small accessory meeting rooms, and a restaurant on a site currently used as a surface parking lot, located in a C-3-R (Downtown, Retail) zoning district, an 80-130-F height and

bulk district, and the Kearny-Market-Mason-Sutter Conservation District.

Preliminary Recommendation: Approval with Conditions

Preliminary Recommendation: Approval with Conditions

24. 2003.0807CEK (G. NELSON: (415) 558-6257) 606-624 DIVISADERO STREET AND 1278 HAYES STREET - northeast corner of Divisadero and Hayes Streets; Lot 002J in Assessor's Block 1202 - Request for Conditional Use authorization pursuant to Sections 711.11, 711.56, and 303 of the Planning Code to construct two mixed-use buildings on Divisadero Street and one all-

residential building on Hayes Street after the demolition of an approximately 12,000 gross-square-foot (gst) assembly building (currently a vacant Church and before that the Harding Theater). The entire project would include 18 dwelling units, 18 off-street parking spaces, and approximately 5,000 gsf of commercial space (considered "Other Retail" per Section 790.102 of the Code) in three buildings that would each be four stories, approximately 46 feet in height. Conditional Use authorization is required to 1) develop a lot greater than 9,999 square feet, and 2) combine all 18 sub-grade parking spaces on one lot (fronting Hayes Street). The L-shaped lot would be split into three smaller lots, two fronting on Divisadero Street, each containing a mixed-use structure, and one lot fronting onto Hayes Street containing a residential structure. The project site is zoned NC-2 (Small-Scale Neighborhood Commercial) and is within a 65-A height and bulk district.

Preliminary Recommendation: Approval with Conditions

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. Whit respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE OF PUBLIC HEARING

NextG Networks of California, Inc. (NextG) Settlement and Public Rights-of-Way Use Agreement The Planning Commission will hold a public hearing during its regularly scheduled meeting of January 13, 2005 to consider an application by NextG Networks of California Inc. for a General Plan referral and report to the Board of Supervisors. The referral and report is pursuant to Charter Section 4.105 and Section 2A.53 of the San Francisco Administrative Code.

NextG has requested to install a fiber-based telecommunications network serving wireless carrier (telephone, pager, etc.) customers. This network will include installation of microcellular optical repeater equipment (pole style and panel antennas).

The antennas and equipment may vary in type and size depending on a number of factors, and may be installed at up to 300 locations in public rights-of-way throughout the City and County of San Francisco. These sites are not as yet determined; NextG of California would install the antennas and related equipment on third party utility and light poles in public rights-of-way, but not on private property.

Planning Department staff will recommend guidelines for siting antennas, based on consideration of Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, as well as

considering environmental, urban design, historic resource, open space and visual resource and other factors.

Preliminary Recommendation: Pending

Please call 558-6422 Monday, January 10, 2005 or thereafter for a recorded message giving a more precise hour of when the hearing of this specific matter will begin in City Hall, 1 Dr. Carlton B. Goodleff Place. Room 400.

A Staff Report will be available on December 30, 2004. For further information, call Stephen Shotland at (415) 558-6308, and ask about Case No. 2004.0605R.

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting

&

Calendar

Commission Chambers - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, December 16, 2004

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

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12-13-04 A 10:06 RCV0

President: Shelley Bradford Bell Vice-President: Sue Lee Commissioners: Dwight S. Alexander; Michael J. Antonini; Kevin Hughes; William L. Lee; Christina Olague

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at http://www.sfgov.org/planning or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: http://www.sfgov.org/sfgtv

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, Sith floor, no later than 5:00 PM the Wednesday (eight days) prior the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared intent or Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the form of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: India avery@stgov.org

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

F 55 8 14 2/15/04

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an Item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action my be required by the San Francisco Lobbyst Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyst Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.sfoxo.org/ethics.

Accessible Meeting Policy

Hearings are held at City Hall. 1 Dr. Carlton B. Goodlett Place. Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna. Hall & sigov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President: Shelley Bradford Bell

Commission Vice-President: Sue Lee

Commissioners: Dwight S. Alexander; Michael J. Antonini; Kevin Hughes;

William L. Lee; Christina Olague

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2004.0458E (J. NAVARRETE: (415) 558-5975) 566 SOUTH VAN NESS AVENUE - Appeal of Preliminary Negative Declaration - The proposed project would include demolition of an existing 4,344 gross-square-foot, one-story retail/commercial building and rear storage building and construction of a five-story, 50-foot-tall mixed-use building which would contain 32 residential units on the second through fifth floors and retail/commercial use on the ground floor. The residential use would be 27,491 gross square feet (gsf) in area, and the retail/commercial space would be 4,344 gsf in size. The ground floor and basement levels would include 32 parking spaces designated for the residential use with ingress and egress from South Van Ness Avenue. The ground floor would contain the commercial space and residential lobby. The 12,253-square-foot site is located within the C-M (Heavy Commercial) zoning district and within a 50-X height and bulk district. The proposed project requires a conditional use authorization for residential use in the C-M district.

(Proposed for Continuance to January 20, 2005)

2. 2004.0560E (J. NAVARRETE: (415) 558-5975) 785 BRANNAN STREET - Appeal of Preliminary Negative Declaration - The proposed project is the construction of a five-story, approximately 50-foot tall, 29,653 gross-squarefoot (gsf) residential building with 56 single room occupancy (SRO) units. The ground floor would contain a lobby, a manager's office, a community room for the residents and 8 SROs. The second through fifth floors would include 12 SRO units on each. No offstreet parking or off-street loading would be provided. A 900-square-foot roof deck would be provided as common usable open space meeting the requirements of the Planning Code. The project site is 6.124 square feet in size and currently used as a 20-space surface parking lot, located on the northeast corner of Brannan Street and Gilbert Street in the South of Market District. Pedestrian access to the building lobby and the community room would be through one door mid-lot on Brannan Street. All of the units would be rental units designated as permanently affordable to households with income not exceeding 50% of the City's median income. The project site is zoned SLI (Service Light Industrial) and is within a 50-X height and bulk district. Conditional Use authorization is required for SRO units in the SLI district, and parking, rear yard, and permitted obstruction variances would be required for the proposed project. (Proposed for Continuance to January 20, 2005)

B. COMMISSIONERS' QUESTIONS AND MATTERS.

Commission Comments/Questions

C. DIRECTOR'S REPORT

- Director's Announcements
- Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. GENERAL PUBLIC COMMENT - 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

6.

2004.0632R (D. ARGUMEDO (415) (558-6284) WESTERN ADDITION REDEVELOPMENT PLAN, GENERAL PLAN REFERRAL ON - WESTERN ADDITION PROJECT AREA A-2 REDEVELOPMENT PLAN AMENDMENTS - Pursuant to Section 4.105 of the San Francisco Charter and Section 2A.53 of the San Francisco Administrative Code, Consideration of the General Plan Conformity findings of Amendments to the Western Addition Project Area A-2 Redevelopment Plan.

Preliminary Recommendation: Approve the Draft Resolution finding the Amendments are, on balance, in–conformity with the General Plan.

7a. 2004.0205EKCV (J. MILLER: (415) 558-6344) 1218-1226 LEAVENWORTH STREET - east side between Sacramento and Clay Streets, Lot 023A in Assessor's Block 0220 - Request for Conditional Use Authorization, for height in excess of 40 feet in an "R" District (48.5 feet proposed) in conjunction with the addition of a new floor (containing two dwelling units) to an existing three-story-over-basement residential building (resulting in seven units). A request for a Variance from rear yard requirements will be heard concurrently by the Zoning Administrator. The site is located in an RM-3 (Mixed Residential, Medium Density) District, and a 65-A Height and Bulk District.

Preliminary Recommendation: Approval with conditions (Continued from Regular Meeting of December 2, 2004)

7b. 2004.0205EKCV_103.054.0205. (J. MILLER: (415) 558-6344) 1218-1226 LEAVENWORTH STREET - east side between Sacramento and Clay Streets, Lot 023A in Assessor's Block 0220 - Request for a Variance, for an obstruction of a new rear wall, constructed over the existing wall below, extending 18 inches into the required rear yard, and for construction of a new exit stair in the rear yard. The site is located in an RM-3 (Mixed Residential, Medium Density) District, and a 65-A Height and Bulk District. (Continued from Regular Meeting of December 2, 2004)

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

NOTICE OF PUBLIC HEARING

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NextG has requested to install a fiber-based telecommunications network serving wireless carrier (telephone, pager, etc.) customers. This network will include installation of microcellular optical repeater equipment (pole style and panel antennas).

The antennas and equipment may vary in type and size depending on a number of factors, and may be installed at up to 300 locations in public rights-of-way throughout the City and County of San Francisco. These sites are not as yet determined; NextG of California would install the antennas and related equipment on third party utility and light poles in public rights-of-way, but not on private property.

Planning Department staff will recommend guidelines for siting antennas, based on consideration of Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, as well as considering environmental, urban design, historic resource, open space and visual resource and other factors.

Preliminary Recommendation: Pending

Please call 558-6422 Monday, January 10, 2005 or thereafter for a recorded message giving a more precise hour of when the hearing of this specific matter will begin in City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400.

A Staff Report will be available on December 30, 2004. For further information, call Stephen Shotland at (415) 558-6308, and ask about Case No. 2004.0605R.



NOTICE OF CANCELLATION

PLANNING COMMISSION Regular Meetings Thursdays, December 23 & 30, 2004

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for *Thursdays, December 23 and 30, 2004* have been cancelled. The next Regular Meeting of the Planning Commission will be held on *January 6, 2005*.

Linda D. Avery Commission Secretary

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PLANNING COMMISSION ROSTER

PRESIDENT SHELLEY BRADFORD BELL
VICE-PRESIDENT SUE LEE
COMMISSIONER DWIGHT ALEYANDER

COMMISSIONER DWIGHT ALEXANDER
COMMISSIONER KEVIN HUGHES
COMMISSIONER WILLIAM L. LEE
COMMISSIONER CHRISTINA OLAGUE

INTERIM DIRECTOR OF PLANNING DEAN MACRIS COMMISSION SECRETARY LINDA D. AVERY







